



Downey McCarthy

...the people you can trust

2 Laurel Lane, Laurel Brook, Lehenaghmore, Cork



ERA Downey McCarthy are delighted to offer to the market this immaculately maintained, modern four bedroom detached bungalow in the much acclaimed development of Laurel Lane, Lehenaghmore. This property is in excellent condition and is ideally situated within a quiet cul-de-sac within easy access of Wilton shopping centre, Cork Airport Business Park, CUH and the N40 road network.



AMV: €395,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 102.85 Sq. M / 1,107 Sq. Ft
- BER C2
- Built in 2002
- Stunning 4 bedroom detached bungalow
- Double glazed windows
- Gas fired central heating
- Cavity wall and attic insulation completed recently
- High quality fitted kitchen
- Beautiful modern tiling throughout
- Off-street parking
- Quiet cul-de-sac location fronting onto a green area
- Superb fully enclosed rear garden with potential for development if required

| RECEPTION HALLWAY

2.81m x 1.68m (9'2" x 5'5")

A composite door with attractive stain glass centre panelling allows access to the welcoming main reception hallway. This area has attractive décor and high quality laminate timber flooring. Other features include one centre light piece, one telephone point, two power points and located off the reception hallway is a hot press area which is shelved for storage.



| MAIN HALLWAY

5.63m x 1.85m (18'4" x 6'0")

This area is beautifully decorated and features high quality laminate timber flooring. There is one centre light piece, one smoke alarm, one carbon monoxide alarm, one radiator, two power points, and a Stira staircase allowing access to the attic which is partly floored for storage.

| LIVING ROOM

5.43m x 3.32m (17'8" x 10'8")

A magnificent, spacious living room which features a bay window to the front of the property including curtain rail, curtain and roller blind, allowing for natural light to fill the area. The room has high quality laminate timber flooring, attractive décor throughout, attractive covings around the ceiling, one centre light piece, a cast iron fireplace with tiled inlay, six power points, a television point, and one radiator.



| KITCHEN/DINING AREA

5.53m x 3.32m (18'1" x 10'8")

A bright, spacious kitchen/dining area which features magnificent high quality solid units at eye and floor level with extensive quartz counter on both sides of the room. The kitchen includes an integrated double oven, hob, extractor fan, bowl and a half stainless steel sink and dishwasher. Other features include impressive tiled flooring throughout, magnificent décor, one centre light piece in the kitchen, one centre light piece in the dining area, one large radiator, double doors which allow access to a superb patio area and back garden and an additional door in this area allows access to the utility room.



| UTILITY ROOM

1.47m x 1.22m (4'8" x 4'0")

The utility room has tiled flooring, plumbing for a washing machine, a worktop counter, wall-mounted shelving, one window to the rear of the property, one centre light piece, and four power points.

| BEDROOM 1

3.87m x 4.4m (12'6" x 14'4")

A superb bedroom with one window facing the front of the property including roller blind, curtain rail and curtain. Other features include high quality laminate timber flooring, magnificent modern décor, one centre light piece, one large radiator, six power points, one telephone point, one television point, and a door from this room allows access to an en-suite bathroom.



| EN-SUITE

0.9m x 3.16m (2'9" x 10'3")

A beautiful en-suite bathroom features superb tiling throughout, including an impressive mosaic-style tile within the shower area. There is one window to the rear of the property, a heated stainless steel towel rail, cantilever sink with integrated storage, built-in recessed storage in the shower walls, a Triton Shannon electric shower and an extractor fan.



| BEDROOM 2

3.4m x 2.97m (11'1" x 9'7")

Superb double bedroom with one window to the front of the property including roller blind, curtain rail and curtain. The room has magnificent décor with high quality laminate timber flooring. Other features include one centre light piece, one radiator, four power points, and two telephone points.



| BEDROOM 3

3.88m x 3.51m (12'7" x 11'5")

A spectacular double bedroom which is currently in use as a fantastic walk-in wardrobe with extensive built-in units with hanging and shelving. The room has one window to the rear of the property with roller blind and curtain rail, six spotlights, built-in storage, four power points and one radiator.



| BEDROOM 4

2.66m x 2.38m (8'7" x 7'8")

This is a good sized single bedroom with one window to the side of the property with roller blind, curtain rail and curtain. This room has attractive décor, high quality laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator, and four power points.



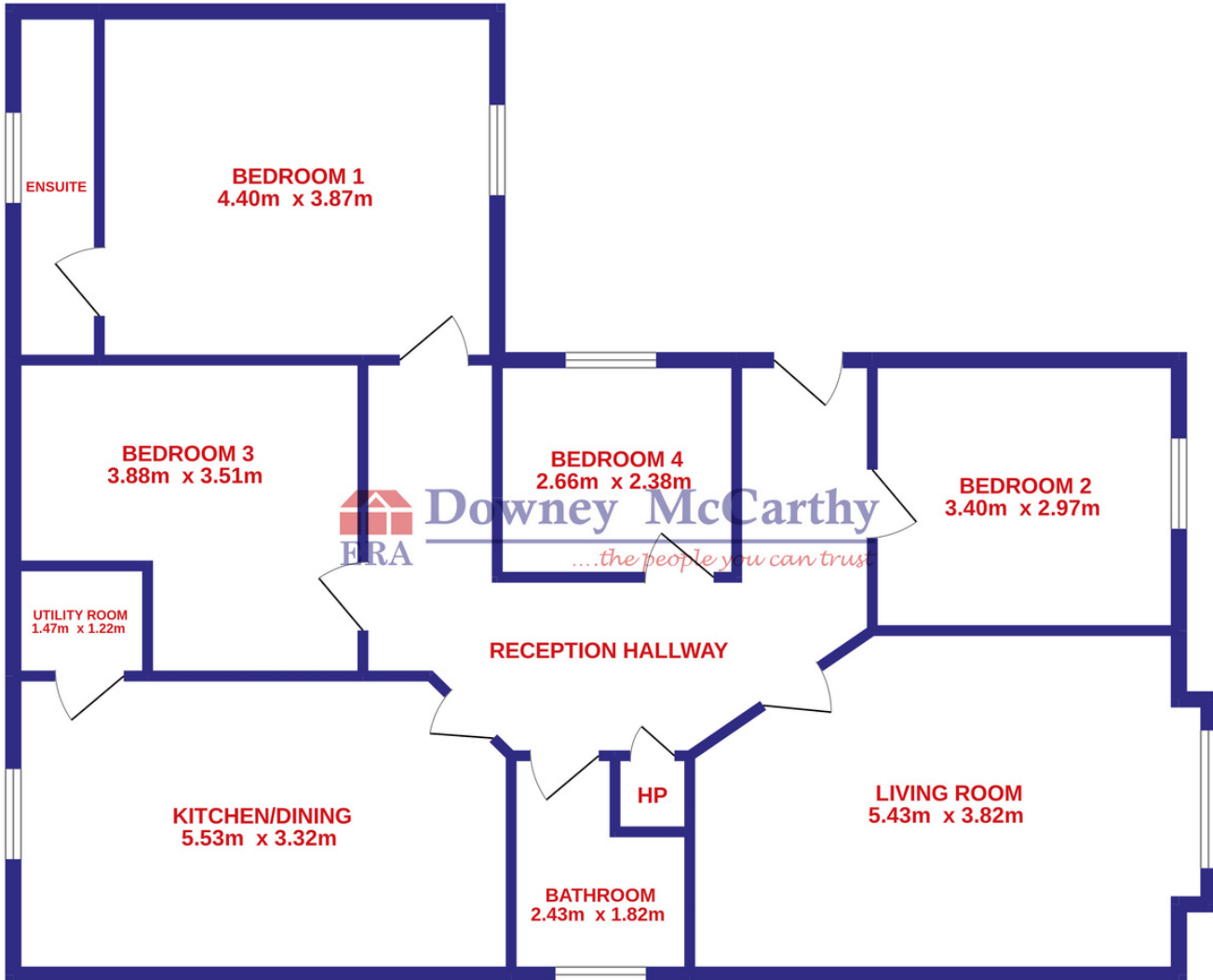
| BATHROOM

1.82m x 2.43m (5'9" x 7'9")

The main bathroom features superb floor and wall tiling, one window to the side of the property, three piece suite including a claw-like bath, two wall-mounted light pieces, one centre light piece, wall mounted shelving, and a heated towel rail.



| FLOOR PLAN



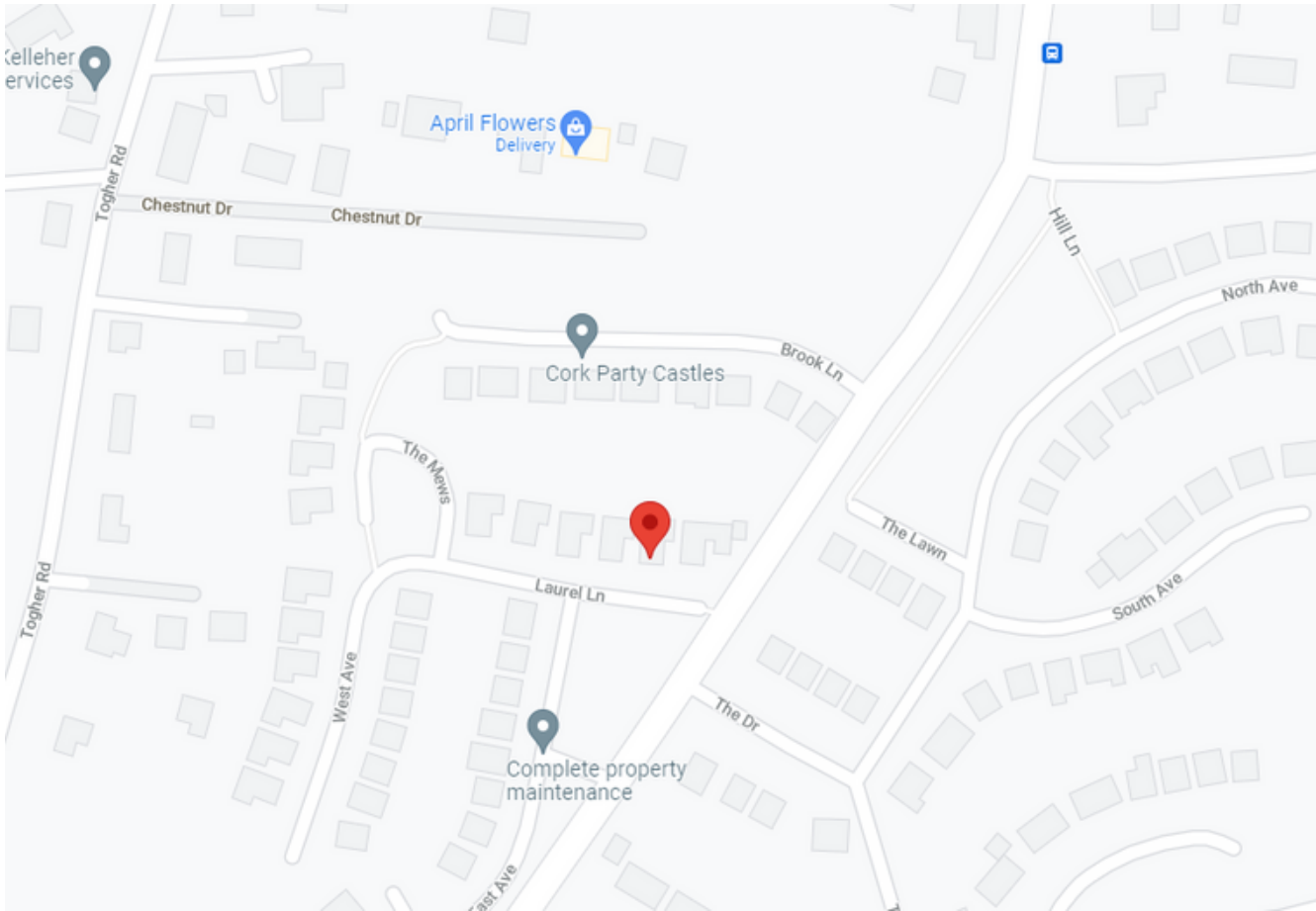
TOTAL FLOOR AREA : 102.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 C6DX for directions.



| ALL ENQUIRIES TO:

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