



# Downey McCarthy

*....the people you can trust*

## 12 Birchwood Close, Onslow Gardens, Commons Road, Cork.



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this truly superb, four bedroom semi-detached property finished in pristine order throughout with modern, tasteful décor. The property benefits from its excellent positioning within a quiet cul de sac and also offer a superb block built home office and storage shed within the rear garden. Accommodation consists of reception hallway, guest w.c, living room and a superb open plan kitchen/dining area on the ground floor while upstairs the property boasts four spacious bedrooms, all of which offer built-in storage space and attractive décor, and main family bathroom suite. The attic is floored and is ideal for further storage storage.



**AMV: €265,000**



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PSRA No. 002584

## | FEATURES

- Approx. 102 Sq. M. / 1,100 Sq. Ft.
- Built Approx. 1978
- BER C2
- Block built & insulated fully equipped home office situated within the rear garden
- Spectacular modern tasteful décor
- Four spacious double bedrooms with built-in storage
- Recent Wall & Attic insulation upgrade
- Gas fired central heating
- New PVC Double glazed windows and doors
- All appliances included in the sale: built-in oven, hob, free standing dishwasher, half fridge/freezer, free standing washing machine, dryer and ½ freezer
- Superb recently renovated bathroom
- High speed broadband available
- West facing rear aspect
- 10 minute drive to Apple Ireland & 10 minute walk to Blackpool Shopping & Commercial parks
- Spectacular outdoor patio area in grey sandstone
- Off-street parking for 2 cars
- Potential rental income of €1,600/€1,700

## | RECEPTION HALLWAY

3.27m x 2.8m (10'7" x 9'1")

A composite door with attractive stain glass centre and side panelling allows access to a bright and welcoming main reception hallway. This superbly presented hallway features attractive décor with high quality tile flooring and covings around the ceiling. The area has one radiator with radiator cover, under stair storage, additional storage within the hallway itself, one centre light piece and two power points.



## | GUEST W.C

0.87m x 0.95m (2'8" x 3'1")

The guest w.c. features a two piece suite, tile flooring, a tiled splashback and timber panelled ceiling and feature wall. There is one centre light piece, one extractor fan and wall-mounted shelving.

## | LIVING ROOM

3.8m x 4.14m (12'4" x 13'5")

A superb main living room has one window to the front of the property with a venetian blind, curtain rail and curtains. The room has magnificent décor with high quality walnut timber flooring, covings around the ceiling, a feature fireplace with granite hearth and composite surround and decorative built-in storage space. Other features include one centre light piece, one radiator, one television point and ample power points.



## | KITCHEN/DINING

3.94m x 7.08m (12'9" x 23'2")

This is a bright, modern open plan room has fitted kitchen with units at eye and floor level on both sides of the room and tiled flooring within the kitchen area. One window within the kitchen overlooks the rear of the garden and a PVC door with glass panelling allows access to the garden. The kitchen includes an integrated oven, hob, extractor fan, a dishwasher, a fridge freezer and a bowl and a half stainless steel sink. There is a tiled splashback surrounding the worktop, ample power points, two radiators and strip lighting underneath the eye level units.



The dining space features laminate timber flooring, one window to the rear of the property flooding the room with natural light, one centre light piece, coving and a Dado rail which surrounds the room.



## | STAIRS & LANDING

The stairs and landing are fitted with carpet flooring throughout. The half landing has one centre light piece and one window overlooking the side of the property with Venetian blind, curtain rail and curtain. The landing area itself has one centre light piece, a hot press area which is shelved for storage and a Stira staircase which allows access to a fully floored attic area with extensive storage space.

## | BEDROOM 1

3.92m x 4.27m (12'8" x 14'0")

The main bedroom has one window to the front of the property including a venetian blind, a curtain rail and curtains. The room has spectacular décor with high quality laminate timber flooring and an impressive array on built-in units throughout the room. Other features include one centre light piece, covings around the ceiling, one radiator and ample power points.



## | BEDROOM 2

3.76m x 3.16m (12'3" x 10'3")

A large double bedroom has one window to the rear of the property including a Venetian blind and a curtain rail. The room has solid timber flooring sanded and varnished to a high quality finish and impressive, modern built-in units. Other features include coving surrounding the ceiling, one centre light piece, ample power points and one radiator.



## | BEDROOM 3

2.14m x 2.53m (7'0" x 8'3")

A large double room has one window to the rear of the property including a venetian blind and a curtain rail. The room has high quality laminate timber flooring and impressive, modern built-in units. Other features include one radiator, one centre light piece and ample power points.



## | BEDROOM 4

2.42m x 3.6m (7'9" x 11'8")

A large single room has one window to the front of the property including a venetian blind, a curtain rail and curtains. The room has high quality laminate timber flooring, built-in units, coving surrounding the ceiling, one centre light piece, one radiator and ample power points.



## | BATHROOM

1.72m x 2.58m (5'6" x 8'4")

A recently remodelled family bathroom features a three piece suite including a double corner shower with impressive modern tiling. There is one window to the side of the property, one centre light piece, a heated towel rail, one extractor fan, an integrated mirror with storage space and smart storage purpose built underneath the sink and adjoining the toilet.

## | HOME OFFICE/ UTILITIES AREA

3.3m x 3.43m (10'8" x 11'2")

### Utilities Area/Storage 1.47 x 3.43

The storage area of the block built shed has a concrete floor, built-in workstation, one centre light piece, one window to the front and includes washing machine, dryer, and freezer.

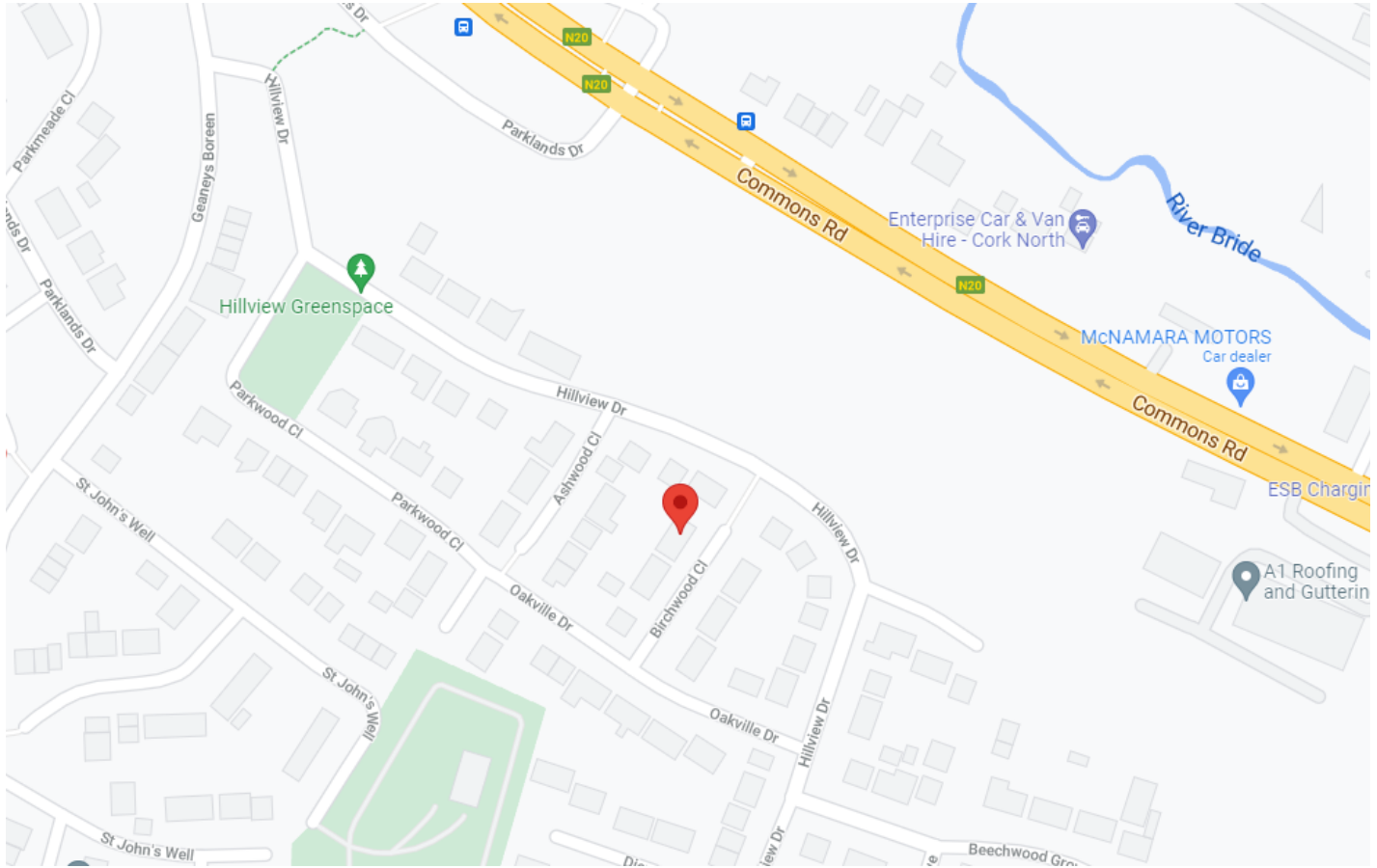
### Office 1.8 x 3.43

The office area features insulated ceiling, walls and floors. The area has a modern layout with extensive built-in worktop space and storage area. There is one centre light piece and four power points.



## | DIRECTIONS

Please see Eircode T23 K5K6 for directions.



## | ALL ENQUIRIES TO:

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