

**86 Ashmount, Tivoli, Cork City, T23R435** **BER C1**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented, three bedroom semi-detached property benefitting from a superb attic conversion and from its positioning within a quiet cul de sac location fronting onto a large green area within the much acclaimed development of Ashmount, Tivoli.



**AMV: €285,000**

PSRA Licence No. 002584

## Accommodation

- Porch 1.3m x 1.5m  
A PVC door with glass panelling allows access to the porch which has tile flooring, timber ceiling panels, one centre light fitting and a window to the side of the property. A teak door with glass centre and side panelling allows access from the porch to the reception hallway.
- Reception Hallway 4.0m x 1.4m  
This superbly presented reception hallway sets the tone for the entire home. The area offers high quality oak timber flooring, one centre light fitting, one radiator, two power points and one telephone point. A door from the room allows access to the guest W.C.
- Guest W.C 2.25m x 0.8m  
The guest W.C features a two piece suite with impressive tile flooring. Features include one window overlooking the side of the property, one centre light fitting and one wall mounted storage unit.
- Living Room 5.1m x 3.7m  
Double doors with glass panelling allow access to the main living room. This magnificent room offers a feature bay window with Venetian blinds to the front of the property and panoramic views over the surrounding countryside. Other features include high quality solid oak timber flooring, coving and a feature cast iron fireplace with granite hearth and timber surround. The room has one radiator, one centre light fitting, six power points and one television point.



- Open Plan Kitchen/Dining/Living area. 6.8m x 6.2m  
A timber door with attractive stained glass panelling allows access into this spacious L-shape, open plan kitchen/dining/living area.  
  
Kitchen 5 x 3 m<sup>2</sup>  
The kitchen benefits from superb, recently installed Celtic Interior fitted units at eye and floor level finished in a taupe colour scheme with a contrasting worktop counter together with an integrated double oven, hob, extractor fan, plumbing for a dishwasher, a large larder unit and space for a fridge freezer. The area offers an amazing addition of vaulted Velux windows allowing extensive natural light into the room together with high quality tile flooring, eleven power points and one window overlooking the rear garden with an attractive Roman blind.

### Lounge 3.9 x 3.2 m<sup>2</sup>

This area acts as the heart of the house and offers high quality solid oak timber flooring and impressive decor. Features include one centre light fitting, sliding doors allowing access to the rear garden, one radiator, five power points, two television points and a stand up feature radiator.



- Utility Room 2.2m x 1.3m

The utility room has tile flooring, a PVC door with glass paneling allowing access out to the side of the property, one centre light fitting incorporating two spotlights, plumbing for a washing machine, space for a drier, a fitted worktop counter and two power points.

- Stairs and landing

The stairs and landing have been fitted with high quality carpet flooring. There is one window to the side of the property, recess spot lighting, one thermostat control for the heating, two power points and a hot press which is shelved for storage.

- Bedroom 1 4.8m x 3.9m

A superb master bedroom with a feature bay window to the front of the property includes high quality Venetian blinds. The room offers panoramic views over Cork City and County, high quality laminate timber flooring, attractive décor and an impressive array of built-in wardrobes from floor to ceiling. Other features include one centre light fitting, one radiator, nine power points, one telephone point and one television point.

- En Suite 0.9m x 3.1m

The en suite bathroom offers a two piece suite with a corner shower area incorporating a Mira Sport electric shower. The room has impressive tiling surrounding the shower area with attractive border inlay tiles and floor tiles. Features include one centre light fitting, one extractor fan, a heated towel rail and wall mounted storage.

- Bedroom 2 3.2m x 3.9m

A superb double bedroom has high quality laminate timber flooring and impressive built-in units from floor to ceiling. There is one centre light fitting, wall mounted shelving, one radiator and four power points.

- Bedroom 3 2.4m x 2.4m

A spacious single room has a overlooking the front of the property including a Venetian blind. The room has high quality laminate timber flooring and impressive built-in units from floor to ceiling. Other features include

- Family Bathroom 1.7m x 1.9m
- Stairs and second landing
- Attic Conversion 4.2m x 4.3m

one centre light fitting, one radiator and one power point.

The family bathroom features a three piece suite with a mains operated showerhead fitted over the bath. The room has impressive tiling throughout, one window to the rear of the property, one centre light fitting, wall mounted shelving and one radiator.

A full staircase from the first floor landing fitted with carpet floor allows access to the attic conversion. At the top of the landing a Velux window faces the rear of the property. The landing area incorporates integrated storage and recess spot lighting.


A superb attic room could serve a multitude of uses such as a home office/playroom/study. The room has two velux windows overlooking the rear of the property, recess spot lighting, mains operated smoke alarm and one electric radiator. Additional storage is located into the eaves of the roof and the room has a high quality electrical specification with eight power points.

## Features

- 140.7 Sq. M
- Year Built 2004
- BER C1
- Superb Attic conversion
- Show house condition
- New Celtic Interiors fitted Kitchen
- Quiet cul-de-sac fronting onto the green area
- Gas fired central heating
- Double glazed windows
- Modern stylish décor
- Modern bathroom suites
- Superb rear garden
- Off-street parking for two vehicles

## Directions

Please see Eircode T23 R435 for directions.

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