



# Downey McCarthy

*....the people you can trust*

## 22 Parkwood Close, Onslow Gardens, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this immaculately maintained, recently modernised and extended three bedroom semi-detached property positioned in the mature and sought after location of Onslow Gardens, Cork. The property benefits from a South facing rear aspect as well as modern attractive décor and high end finishes throughout. Viewing comes highly recommended to appreciate fully what this property has to offer.



**AMV: €295,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 105.1 Sq. M. / 1,131 Sq. Ft.
- Built in 1979
- BER D1
- Large kitchen extension to the rear
- Spectacular rear garden with South facing aspect and Indian sandstone finished patio area
- Modern flooring throughout
- Modern high gloss fitted kitchen
- Oil fired central heating
- PVC double glazed windows
- Hive technology controls for the heating system
- Three impressive bedrooms
- Superb Sliderobe fitted units
- Off street parking for two vehicles on a cobble lock driveway
- Rental potential €1,950 p/m
- Close to all amenities including supermarkets, shops, cinema, 215 and 243 bus routes
- Immediate access to N20 road network with routes to Blarney, Blackpool, Cork city centre

## | PORCH

1.3m x 2.7m (4'2" x 8'8")

A PVC door with glass panelling allows access to the porch. The area has tile flooring, one window to the front of the property with a Venetian blind, one centre light piece and two power points. A PVC door with stained glass centre and side panelling allows access to a superb main living room.

## | LIVING ROOM

3.85m x 6.1m (12'6" x 20'0")

This impressively presented room features high quality décor including laminate timber flooring and attractive walnut wall-mounted shelving and TV surround. The room has a superb solid fuel stove fitted with a granite hearth and marble surround. There is one window to the front of the property with a Venetian blind, a curtain rail and curtains, one large radiator, nine power points, one television point and two light pieces. Superb smart storage has been cleverly built within the staircase offering an abundance of space. A door from the room with glass panelling allows access to a dining room/lounge.



## | DINING ROOM/LOUNGE

3.25m x 6.1m (10'6" x 20'0")

This impressively presented room features high end flooring and a superb electric insert fireplace with walnut surround accompanied with walnut wall-mounted shelving and TV surround. There are two light pieces, two large radiators, one smoke alarm, four power points and an open arch allowing access to a spectacular rear kitchen extension. Double doors from the room allow access to a fantastic rear patio area.



## | KITCHEN

5.1m x 2.45m (16'7" x 8'0")

The kitchen features bespoke high gloss cream fitted units at eye and floor level in an L-shape with contrasting walnut worktop counter space, tile splashback and impressive tile inlay. There is one window with Venetian blind overlooking the rear of property and a PVC door with glass panelling allows access to the rear yard. The room has high grade porcelain tile flooring, recessed spot lighting and the kitchen includes an integrated double oven/hob/extractor fan, plumbing for a washing machine, space for an American style fridge freezer and a stainless steel sink.



## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. The landing has a centre light piece, a Stira staircase allowing access to the attic, one smoke alarm and a hot press area which is shelved for storage.



## | BEDROOM 1

4.15m x 4.05m (13'6" x 13'2")

A spectacular main bedroom has one window to the front of the property with a Venetian blind and a curtain rail. The room has new high quality carpet flooring and an impressive array of Sliderobe storage units which add extensive storage space. There is one centre light piece, one large radiator and three power points.



## | BEDROOM 2

3m x 4.05m (9'8" x 13'2")

A large double bedroom has one window to the rear of the property including a Venetian blind, a curtain rail and curtains. This impressively decorated room features an attractive colour palette with new carpet flooring and an impressive array of Sliderobe units with integrated shelving and recessed spot lighting. There is one centre light piece, one large radiator, one telephone point and five power points.



## | BEDROOM 3

2.4m x 2.7m (7'8" x 8'8")

A large single bedroom has one window to the front of the property including a Venetian blind and a curtain rail. The room has new carpet flooring, attractive décor, one centre light piece, one radiator and one power point.



## | BATHROOM

2m x 2m (6'5" x 6'5")

The family bathroom features a three piece suite with a large shower area incorporating a Bristan electric shower. The room has impressive tiling throughout, one window to the rear of the property with a roller blind, one centre light piece, one extractor fan and a wall-mounted heater. The room is finished with a heated towel rail, a wall-mounted mirror with integrated lighting and extensive built-in storage space under the sink.

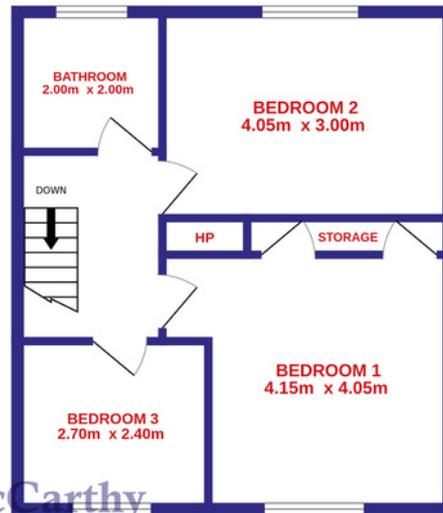


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR

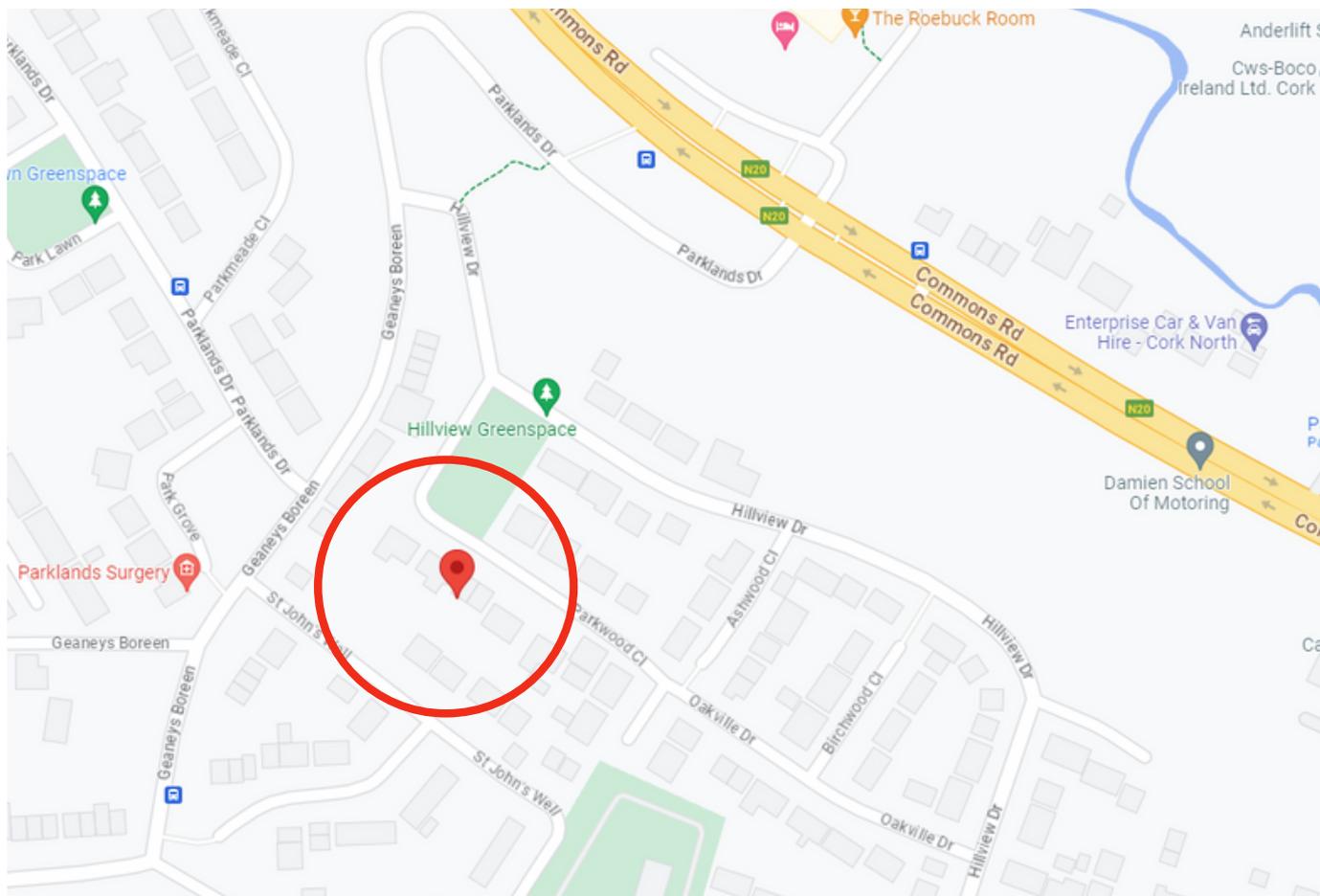


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## | DIRECTIONS

Please see Eircode T23 H9V3 for directions.



## | ALL ENQUIRIES TO:

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### Solicitor Details:

Frances Nash, Carl O'Mahony & Co. Solicitors, 20/21 Sullivans Quay, Cork

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