

49 Ardkeale, Mount Oval Village, Rochestown, Cork



ERA Downey McCarthy Auctioneers are proud to present to the market this magnificent recently extended four bedroom detached home occupying a prominent position within the desirable residential development of Mount Oval Village, Rochestown. This property will appeal to a host of buyers given its modern open plan layout, beautiful condition and sought after location. Viewing comes highly recommended.

The property extends to approx. 2,055 sq. ft of well-proportioned accommodation throughout. The ground floor boasts a reception hallway, cloak room, guest w.c, living room, a spectacular recently extended open plan kitchen/living/dining area, utility room and storage room. On the first floor the property offers two spacious double bedrooms with a bespoke walk-in wardrobe located off the main bedroom and two ensuite bathrooms. The second floor has two additional double bedrooms and the main family bathroom.

AMV: €745,000



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PSRA No. 002584

| FEATURES

- Modern family home
- Approx. 191 Sq. M. / 2,055 Sq. Ft.
- Built in 2005
- BER B3
- Recently renovated
- Four bedrooms
- Beautiful décor throughout
- Walk-in wardrobe to main bedroom
- Two ensuite bathrooms
- Enclosed rear garden with superb raised patio area
- Overlooking a green area to the front and rear
- A short walk to the Mount Oval Village shopping promenade, restaurant, Garryduff Woods and Garryduff Sports Centre
- Highly sought after residential development
- Easy access to N28 road network

| RECEPTION HALLWAY

5.17m x 2.6m (16'9" x 8'5")

A composite front door with attractive stain glass centre and top fan light allows access to the welcoming reception hallway. A bright and spacious hallway features attractive décor throughout including high quality timber flooring, covings around the ceiling and recessed spot lighting. There is one radiator cleverly disguised behind a radiator cover, four power points, High Speed Fibre point, telephone point, a walk-in cloak room and one centre light piece.



| GUEST W.C

1.5m x 1.4m (4'9" x 4'5")

The guest w.c features a two piece suite, timber flooring, wall tiling, one window to the side of the property, one centre light piece and one radiator.



| LIVING ROOM

4.5m x 3.8m (14'7" x 12'4")

Double doors with glass panelling allow access to the main living room. This magnificent room has a feature bay window overlooking the front of the property flooding the room with natural light. The room is beautifully decorated and boasts 9 foot high ceilings surrounded by attractive covings. There is one feature centre light piece, a decorative fireplace with granite hearth and gas insert, carpet flooring, ten power points, two television points and one telephone point.



| OPEN PLAN KITCHEN/DINING/LIVING

7.24m x 6.21m (23'7" x 20'3")

This superb, recently extended open plan area has created the ideal family environment which is awash with natural light owing to the impressive rear glazed wall and strategically positioned windows. The room has high quality timber flooring throughout, an abundance of living and dining space and is set off by its stunning fitted kitchen and island unit.



Kitchen 4m x 5m (13'1" x 16'4")

A bespoke, solid hand painted kitchen features extensive units at eye and floor level in an L shaped with strip lighting under the eye level units together with a perfectly proportioned centre island unit offering integrated storage and a comfortable dining space. Both the island unit and worktops are finished in high end granite complimenting the kitchens warm colour palette.

The kitchen includes top quality Bosch integrated appliances including a double oven, hob, microwave oven, extractor fan and dishwasher and the area offers recessed spotlighting and a feature light fitting over the island unit.

Living/Dining 4.5m x 6.21m (14'7" x 20'3")

This beautiful area offers generous living and dining space with direct access through double doors to the rear patio area. There is one window to the side of the property and a Velux window, recessed spot lighting, wall-mounted lighting and a feature gas fired stove.



| UTILITY ROOM

2.15m x 1.48m (7'0" x 4'8")

Accessed off the kitchen, the utility room features timber flooring, built-in storage on both sides of the room, built-in Bosch washing machine and Bosch tumble dryer and a built-in full-length fridge freezer. There is one radiator, one centre light piece, one window and six power points.



| STORAGE ROOM

1.57m x 1.48m (5'1" x 4'8")

This storage room has impressive Sliderobe fitted units offering extensive storage space and a door with glass panelling allows access to the side of the property. There is timber flooring, one centre light piece and a recently upgraded Gas Boiler and controls.

| FIRST FLOOR STAIRS AND LANDING

The stairs and landing areas are fitted with carpet flooring throughout. At the top of the dual aspect landing there is one window to the side of the property and one window to the front, both including a Roman blind and a Venetian blind. There is one centre light piece, one radiator, one power point and a thermostat control for the heating.



| BEDROOM 1

3.9m x 5.2m (12'7" x 17'0")

A spectacular main bedroom has a window overlooking the rear of the property including a roller blind, curtain rail and curtains. The room has an attractive colour palette and is finished with luxurious carpet flooring. There is one centre light piece, one radiator, eight power points, one television point, one telephone point and an extensive array of built-in wardrobe units from floor to ceiling. An open arch allows access to a superb walk-in wardrobe.



| WALK-IN WARDROBE

4.45m x 2.37m (14'5" x 7'7")

This spacious dual aspect room has one window to the side of the property and one window to the rear, both including Venetian blinds and a Velux window. The room features an extensive array of built-in storage units from floor to ceiling with hanging and shelved areas on both sides of the room and a built-in vanity area with drawers and wall-mounted lighting. The room is finished with luxurious carpet flooring, six power points and recessed spot lighting.



| ENSUITE 1

2.8m x 1.4m (9'1" x 4'5")

The ensuite features a three piece suite including a large corner shower area with pumped mains. There is attractive modern tiling, integrated shelving, recessed spot lightning, one radiator, one window to the side of the property and a wall-mounted mirror with integrated lighting.



| BEDROOM 2

3.53m x 4.1m (11'5" x 13'4")

A superb double bedroom has one window to the front of the property including a Venetian blind, curtain rail and curtains. The room offers impressive décor, built-in wardrobe units from floor to ceiling, luxurious carpet flooring, one centre light piece, one large radiator, five power points and one telephone point.



| ENSUITE 2

2.24m x 1.4m (7'3" x 4'5")

The ensuite bathroom features a three piece suite including a pumped mains shower. There is attractive modern tiling throughout, recessed spot lightning, one radiator, one window to the side of the property a wall-mounted mirror with integrated lighting.



| SECOND FLOOR STAIRS AND LANDING

The stairs and landing areas to the second floor are fitted with carpet flooring throughout. At the top of the there is one window to the side of the property including a Roman blind and a Venetian blind, one centre light piece, one power point, a walk-in storage area and a Stira staircase allowing access to the attic which is fully floored for storage.



| BEDROOM 3

2.8m x 4.13m (9'1" x 13'5")

A spacious bedroom has one window to the front of the property including a Venetian blind and a roller blind. There is carpet flooring, built-in wardrobe units from floor to ceiling, one centre light piece, one radiator, four power points and one telephone point.



| **BEDROOM 4**

2.33m x 3.51m (7'6" x 11'5")

A large double bedroom has a Velux window to the rear of the property including an integrated blackout blind. The room has attractive décor with carpet flooring and an extensive array of built-in wardrobe units from floor to ceiling. There is one centre light piece, one radiator, four power points and one television point.



| **BATHROOM**

1.76m x 2.68m (5'7" x 8'7")

The main family bathroom features a four piece suite including a pumped mains shower fitted over the bath. There is attractive modern tiling throughout, one centre light piece, one wall-mounted light piece, a wall-mounted mirror with integrated lighting, one radiator and a window to the side of the property.



| GARDENS AND EXTERIOR



The front of the property has a cobble lock driveway facilitating off street parking for two vehicles.

The rear of the property is fully enclosed with block built walls adding a high level of privacy. There is a magnificent low maintenance raised patio finished in limestone located off the living accommodation which is surrounded by purpose built flower beds and low maintenance gravel. The area has mature shrubs and plants throughout, external lighting and a cleverly designed walk through shed at the side of the property with access doors at the front and rear into the back yard. The area has external power points, a tap and lighting.

FLOOR PLAN

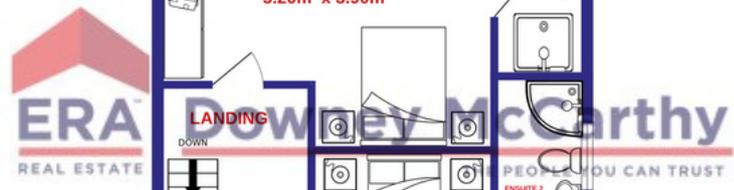
GROUND FLOOR



1ST FLOOR

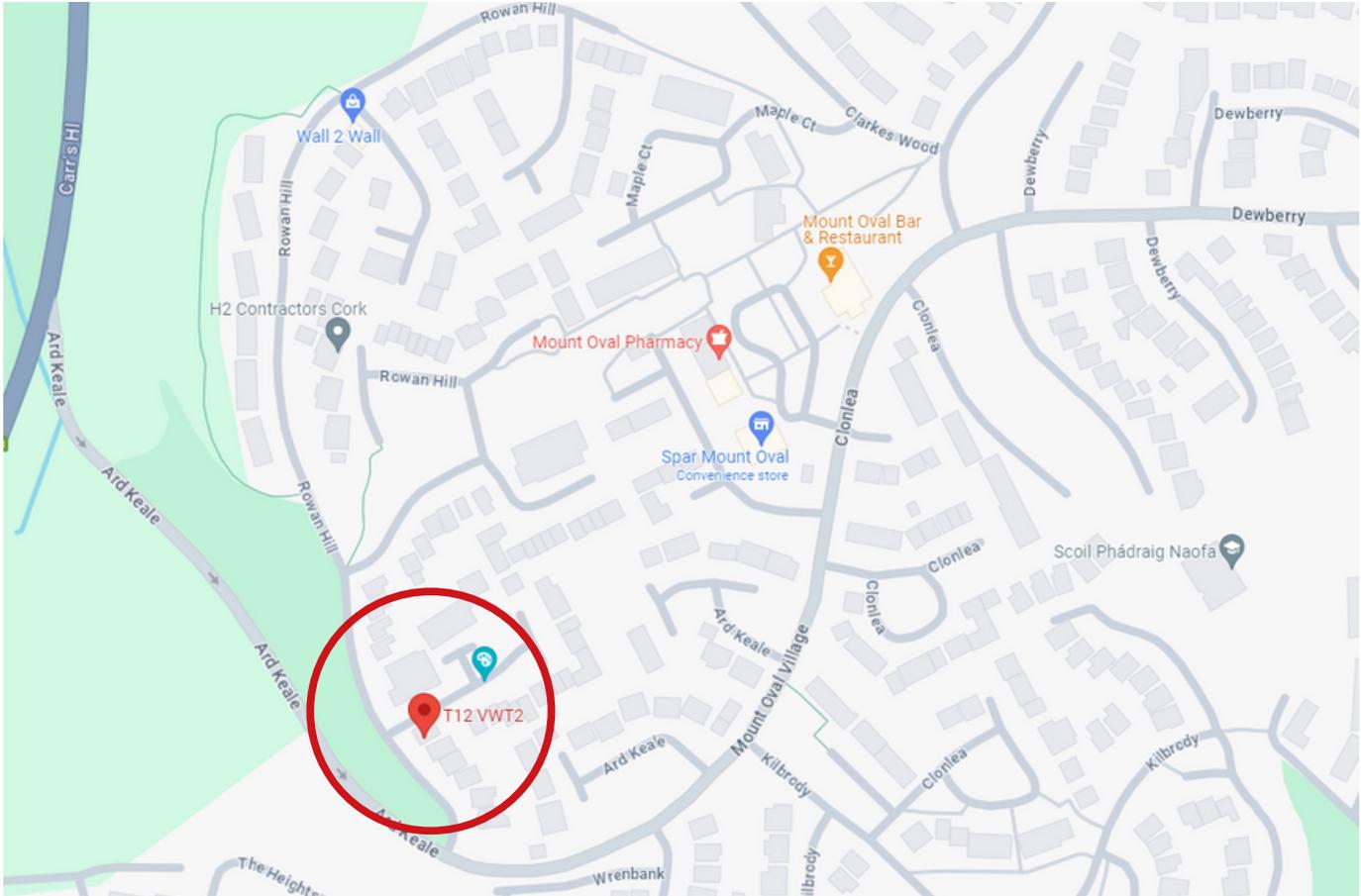


2ND FLOOR



| DIRECTIONS

Please see Eircode T12 VWT2 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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