



# Downey McCarthy

*....the people you can trust*

## 24 Manor Orchard, Thornbury View, Rochestown, Cork



ERA Downey McCarthy are delighted to present to the market this superb four bedroom, semi-detached property located in a quiet cul-de-sac in the popular, mature, residential estate of Thornbury View in Rochestown. The property benefits from a south facing rear aspect as well as its highly convenient location with a number of essential and social amenities within easy reach.



**AMV: €425,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 125.69 Sq. M / 1,353 Sq. Ft including garage
- Built in 1989
- BER D1
- Four bedrooms
- Adjoining garage - potential to convert to living space
- Mature sought after location
- Fully enclosed rear garden area with south facing aspect
- Off street parking
- Convenient to Douglas Village
- Easy access to the South Ring Road network and Jack Lynch Tunnel
- Close to 216 bus route

## | RECEPTION HALLWAY

4.47m x 1.95m (14'6" x 6'3")

A new, composite red door with centre glass panelling allows access to the bright and welcoming reception hallway. The hallway has solid wooden flooring, radiator, centre light fitting, neutral décor, solid doors to all rooms and a door allowing access to the garage area.

## | GARAGE

4.45m x 2.55m (14'5" x 8'3")

The garage is currently being used for storage but can be used to accommodate further off street parking or for future conversion. The garage has a motorised folding door with remote control.

## | LIVING ROOM

4.34m x 3.88m (14'2" x 12'7")

The superb main living room has one large window overlooking the front of the property which allows extensive natural light to fill the room. The room has solid wooden flooring, a feature fireplace with marble surround, centre light fitting, radiator, power points throughout and an open archway with double doors allowing access into the dining room.





## | DINING ROOM

3.29m x 3.15m (10'7" x 10'3")

The dining room has one window overlooking the rear of the property, solid wooden flooring, centre light fitting, radiator, neutral décor and power points throughout. A doorway allows access to the kitchen.



## | KITCHEN

4.27m x 3.72m (14'0" x 12'2")

The kitchen has a window to the rear of the property, space for a dining table and modern fitted units at eye and floor level with extensive quartz worktop counter and tiled splashback. The kitchen has an extractor fan, two built-in ovens (one of which is a oven/microwave combination), storage units, radiator, tiled flooring, SMEG fridge freezer, Siemens integrated dishwasher and a doorway allowing access to the utility room.



## | UTILITY ROOM

3.03 x 1.51m (9'9" x 4'9")

The utility room has one window to the rear of the property, worktop counter, tiled flooring, a washing machine, a dryer, centre light fitting, storage press and the gas boiler is located within this room. A door allows access to the guest w.c and a composite door allows access to the side of the property.

## | GUEST W.C

1.16 x 1.69m (3'8" x 5'5")

The guest w.c features a two piece suite, beautiful floor and wall tiling, frosted window to the side of the property, recessed spot lighting and a wall-mounted illuminated mirror.

## | STAIRS AND LANDING

3.49m x 4.75m (11'4" x 15'5")

The stairs and landing has carpet flooring throughout. The landing has an access hatch to the attic which is partially floored for storage and solid doors leading to all rooms.

## | BEDROOM 1

2.98m x 3.41m (9'7" x 11'1")

This spacious double bedroom has a large window to the rear of the property, carpet flooring, centre light fitting, radiator, a built-in wardrobe with integrated mirror and a solid door allows access to the ensuite.



## | ENSUITE

2.11m x 2.24m (6'9" x 7'3")

The guest w.c features a three piece suite with an enclosed shower cubicle incorporating a Mira Elite electric shower, floor and wall tiling, frosted window to the side of the property, a wall-mounted illuminated mirror and a wall-mounted towel radiator.



## | BEDROOM 2

3.44m x 2.8m (11'2" x 9'1")

This spacious double bedroom has one window to the rear of the property, carpet flooring, centre light fitting, radiator, a built-in wardrobe with integrated mirror and neutral décor.





### | BEDROOM 3

3.15m x 2.84m (10'3" x 9'3")

This spacious double bedroom has a window to the front of the property, carpet flooring, centre light fitting, radiator, a built-in wardrobe with integrated mirror and neutral décor.



### | BEDROOM 4

3.17m x 2.02m (10'4" x 6'6")

This single bedroom has window to the front of the property, carpet flooring, centre light fitting, radiator, a built-in wardrobe with integrated mirror and neutral décor.



### | MAIN BATHROOM

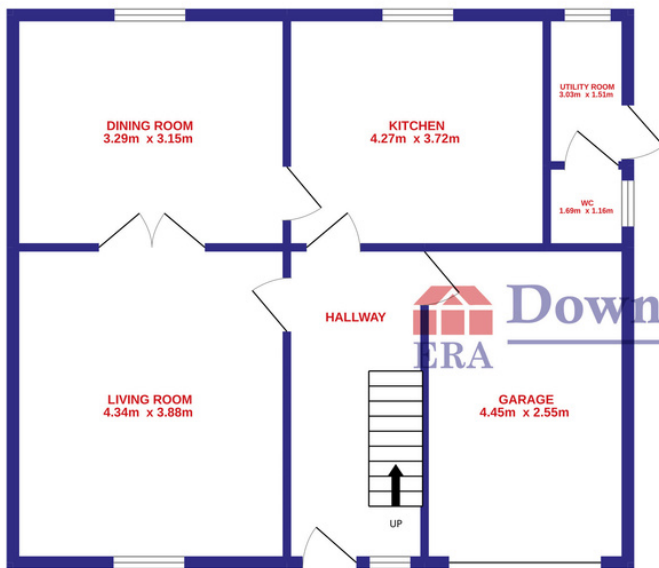
2.76m x 2.59m (9'0" x 8'4")

This modern family bathroom features a three piece suite with a large, enclosed walk-in shower cubicle incorporating a Mira Elite electric shower, fully tiled floor and walls, window to the side of the property, storage unit, a wall-mounted illuminated mirror, a wall-mounted towel radiator, recessed spot lighting and access to the hot press which is shelved for storage.

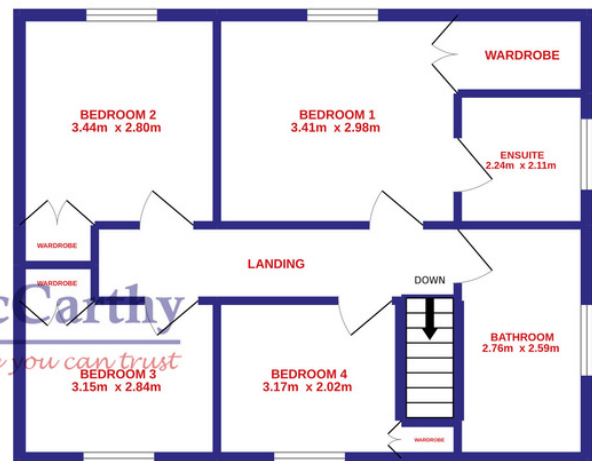


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



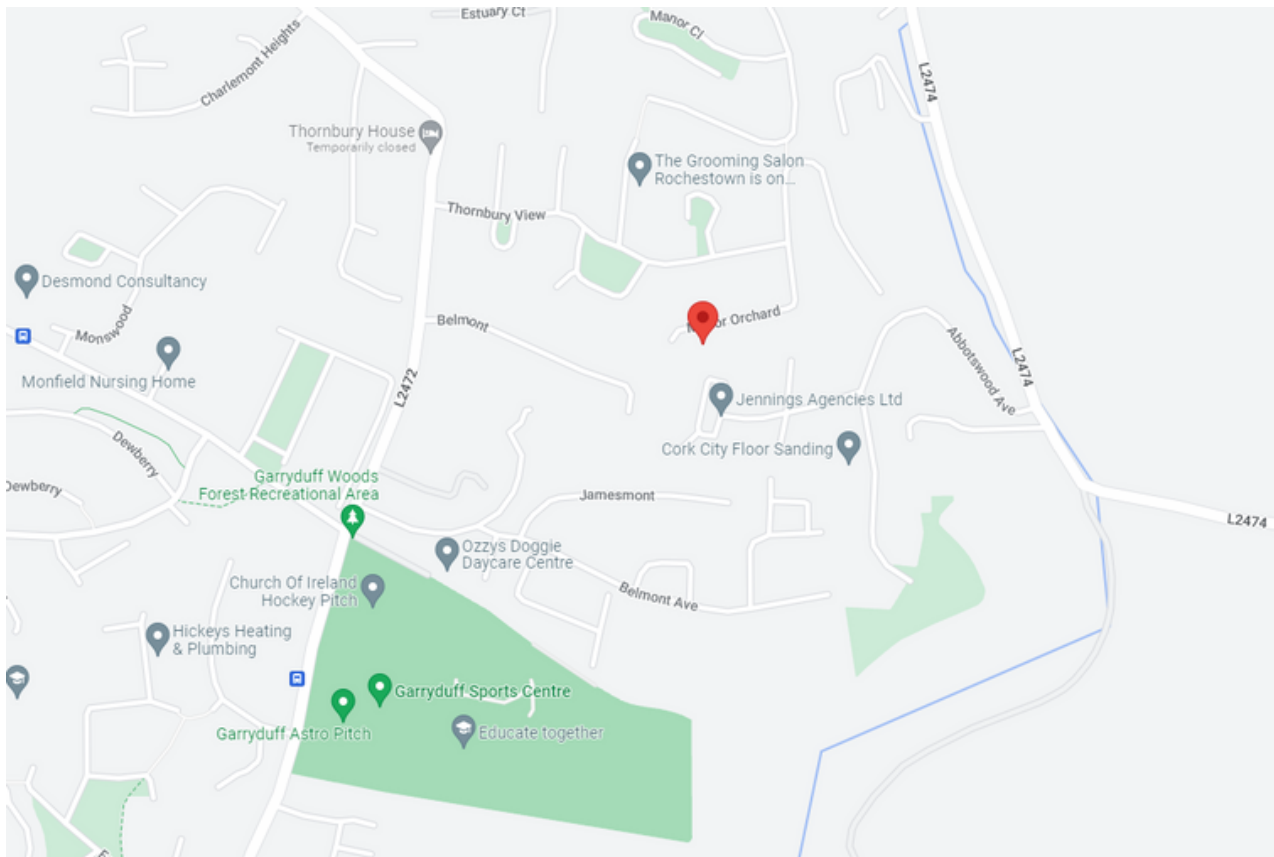
TOTAL FLOOR AREA : 125.7 sq.m. approx.

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 KRT2 for directions.



## | ALL ENQUIRIES TO:

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