

## 21 Laharran East, Manor Farm, Lehenaghbeg, Cork City

**BER** A3



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this truly stunning, A Rated, Three bedroom town house located in the highly desirable residential development of Manor Farm. Positioned on a sunny south facing site, the property internally can only be described as in "Show House" condition with a host of tasteful extras and a modern colour palette.



AMV: €295,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.4m x 2.0m

An open porch allows access to a teak door with glass side centre panelling. This magnificently presented hallway sets the tone for the entire property and offers attractive décor to include high quality timber flooring. The area has a centre light piece, a power point, a phone point, an alarm control point and a smoke alarm. A door off the hall allows access to a guest w.c.

- Guest W.C

The Guest w.c. features a two piece suite with a feature wall papered wall, a tiled splash back, one centre light piece and one extractor fan.

- Living Room 5.0m x 3.1m

The living room offer a window to the front of the property with roller blinds, a curtain rail and curtains. The room has high quality laminate flooring and attractive décor. There is an impressive solid fuel stove with a granite hearth and surround, ten power points, one phone and one tv point.



- Kitchen/Dining 3.4m x 5.2m

An open plan kitchen/dining area feature a modern fitted units finished in a Prague ivory coloured scheme with contrasting walnut worktop counter and tiled splashback. The kitchen offers an integrated oven/hob & extractor fan, a dishwasher, a stainless steel sink and plumbing for a washing machine and space for a fridge freezer. The room has laminate timber flooring, one window overlooking the rear of the property with a roller blind and double doors allowing access to a patio area and garden.

The room offers extensive dining space, has one centre light piece, recess spot lighting, a mains operated smoke alarm and eleven power points



- Stairs and Landing

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one centre light piece, a mains operated smoke alarm, a hot press which is shelved for storage and a stairs staircase allowing access to a partially floored attic.

- Bedroom 1                      3.9m x 3.0m

This lavishly decorated bedroom has one window to the over looking the rear garden including a curtain rail and curtains. The room has attractive laminate timber flooring and an impressive array of built in units from floor to ceiling. There is one centre light piece, one radiator, six power points, one alarm control point and one tv point.



- En-Suite                      1.0m x 2.3m

The En-suite bathroom features a two piece suite with a corner shower area with a pump action shower. There is impressive modern tiling, one centre light piece, one radiator and an extractor fan.

- Bedroom 2                      3.6m x 3.1m

A beautifully decorated child's bedroom is finished in pastel shades with complimenting off white laminate timber flooring. The room has one window to the front of the property which includes roller blind, curtain rail and curtains, one centre light piece, one radiator and four power points.



- Bedroom 3 2.9m x 2.2m
- Family bathroom 2.2m x 2.0m

A spacious single room has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has one centre light piece, one radiator, laminate timber flooring, attractive décor and four power points.


The family bathroom features a three piece suite with a pump action shower of the bath. The room has impressive modern tiling from floor to ceiling with attractive border tiles. There is one window to the front of the property with a roller blind, one centre light piece, one radiator and one extractor fan.

## Features

- BER A Rated Home
- Air to water heating system
- Under floor Heating on ground floor
- South Facing rear garden
- Approx. 90.2 sq.m (971 sq.ft)
- Built In 2017
- Superb modern interior finishes
- High end fitted kitchen
- Superb tiling throughout
- Off street parking for 2 cars
- Fully alarmed

## Directions

Please see Eircode T12XCY5 for directions.

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