



# Downey McCarthy

....the people you can trust

## 85 Shanowen, Rathcormac, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers in conjunction with Shay Cronin of Cronin Wall Auctioneers is delighted to present to the market this stunningly presented, four bedroom semi-detached property located in the heart of Rathcormac village. The property boasts a superb interior finish with high quality fixtures and finishes and a modern stylish colour palette throughout combined with a fantastic south facing rear garden. The property offers spacious living accommodation and four large double bedrooms making this an ideal first time buy or trader up property.



**AMV: €295,000**

**BER B3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Show house interior standard
- BER B3 rating qualifying for the lowest mortgage interest on the market
- Approx. 114.8 Sq. M. / 1,236 Sq. Ft.
- Built in 2005
- Superb South facing rear garden with patio area
- Easy access to M8 road network and Cork city centre
- Four spacious bedrooms
- Modern fitted kitchen with integrated appliances
- Bright and airy living accommodation
- Double glazed PVC windows
- Off street parking for 2 cars
- Walking distance to Rathcormac village and all amenities
- Top class joinery finish throughout
- Recently repainted and new carpet flooring installed

## | RECEPTION HALLWAY

4.25m x 2.7m (13'9" x 8'8")

A teak door with frosted glass centre panelling allows access to the main reception hallway. This spectacular reception hallway sets the tone for the entire property and features impressive solid timber flooring and superb smart storage built-in under the stairs. The area has one centre light piece, one large radiator, one alarm control point and two power points.

## | GUEST W.C

1.7m x 1.6m (5'5" x 5'2")

The large guest w.c features a two piece suite, impressive floor and wall tiling, one centre light piece, one extractor fan and a radiator.

## | LIVING ROOM

5m x 3.8m (16'4" x 12'4")

This spacious main living room offers a feature style bay window to the front of the property adding an extra dimension of space to the room, impressive solid timber flooring and a solid fuel stove with impressive granite hearth and marble surround. The room has attractive décor, one centre light piece, one large radiator, eight power points, one television point and one thermostat control for the heating.



## | KITCHEN/DINING

5m x 6.6m (16'4" x 21'6")

A superb, extended open plan kitchen/dining area features modern fitted units at eye and floor level in an U-shape with extensive worktop counter space and integrated breakfast counter. There is an impressive tile splashback, one window overlooking the rear of the property with Venetian blind and recessed spot lighting within the pelmet. The room has high end porcelain tile flooring throughout and the kitchen includes an integrated fridge freezer, double oven, hob, extractor fan, dishwasher and a stainless steel bowl and a half sink. There are eleven power points within the kitchen.

A spacious dining area features one centre light piece and a sliding door allowing access to a fantastic patio at the rear of the property. The room has one large radiator, six power points and one telephone point.



## | UTILITY ROOM

1.7m x 1.6m (5'5" x 5'2")

Located off the kitchen, the utility offers built in units at eye level offers extensive storage. There is plumbing for a washing machine, space for a dryer, tile flooring, one centre light and one radiator.



## | STAIRS AND LANDING

1.75m x 4.3m (5'7" x 14'1")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, two power points, a Stira staircase allowing access to the attic which is floored for storage and a hot press area which is shelved for storage.



## | BEDROOM 1

3.8m x 3.6m (12'4" x 11'8")

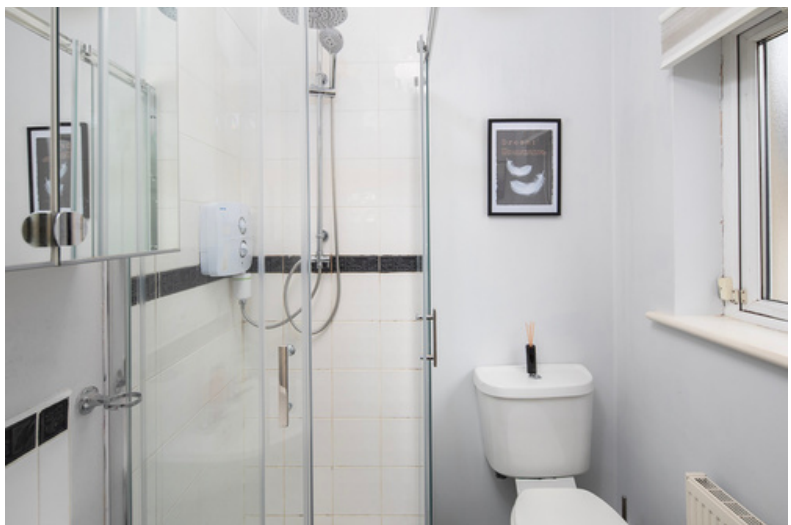
A spacious double bedroom features a large window to the front of the property including a roller blind, a curtain rail and curtains. The room has impressive semi-solid oak timber flooring, built-in units from floor to ceiling and additional wall-mounted shelving. There are six power points, one television point, one telephone point, one centre light piece, one thermostat control for the heating, one radiator and a door from the room allows access to an ensuite bathroom.



## | ENSUITE

1.5m x 1.6m (4'9" x 5'2")

The ensuite bathroom features a three piece suite with a Triton T90 sr electric shower fitted with a rainfall shower fitting. There is impressive floor and wall tiling, one window to the side of the property, built-in storage and a vanity area at eye level. There is one centre light piece, one radiator and one extractor fan.



## BEDROOM 2

4.3m x 3.1m (14'1" x 10'1")

A spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has impressive high quality laminate timber flooring, attractive décor and built-in units from floor to ceiling. There is one centre light piece, one large radiator and four power points.



## BEDROOM 3

3m x 3.4m (9'8" x 11'1")

A spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has high quality laminate timber flooring, attractive décor, built-in units from floor to ceiling, one centre light piece, one radiator and four power points.



## BEDROOM 4

2.9m x 3m (9'5" x 9'8")

A superbly presented, large single bedroom has one window to the front of the property including a roller blind. The room has high quality semi-solid oak timber flooring, one centre light piece, one large radiator and two power points. A cleverly designed built-in window seat with wall-mounted shelving is currently used as a snug area.



## BATHROOM

1.9m x 1.95m (6'2" x 6'3")

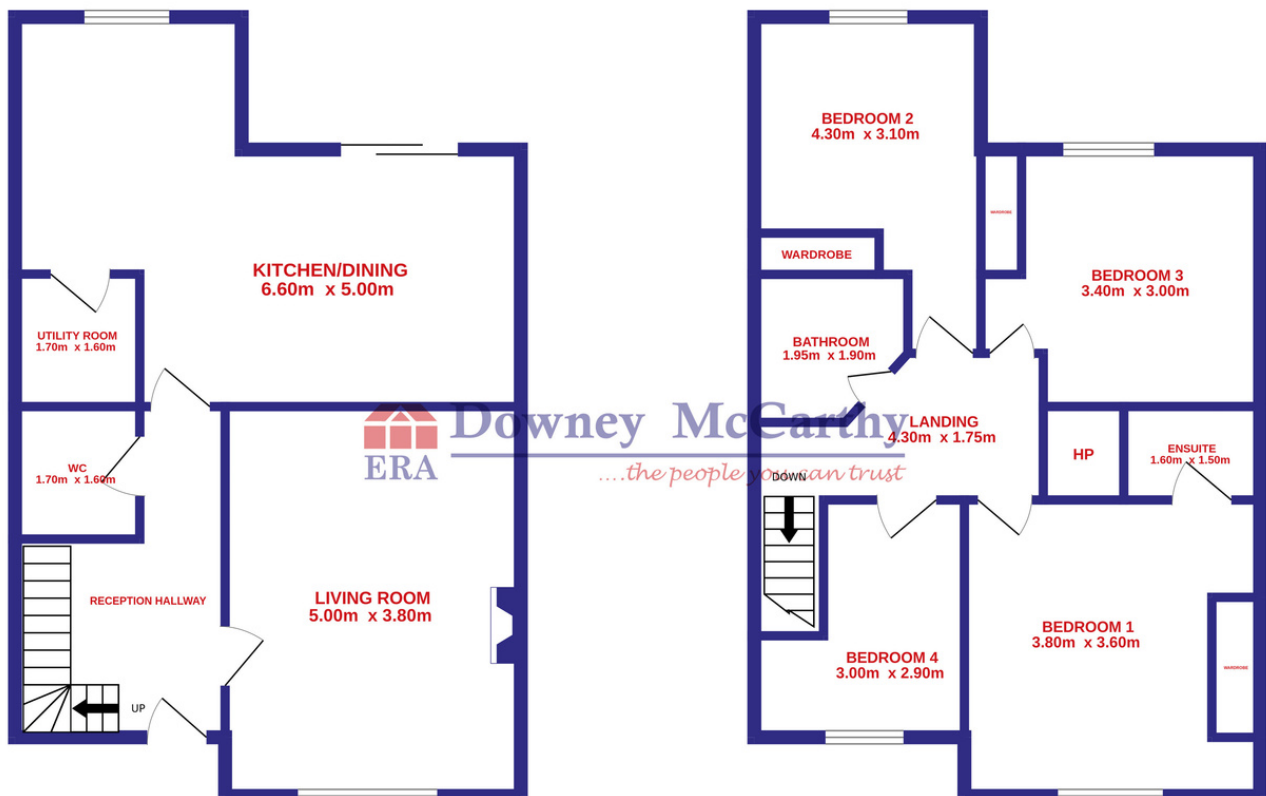
The main family bathroom features a four piece suite with a Mira electric shower fitted over the bath. There is impressive floor and wall tiling, one extractor fan, recessed spot lighting and one radiator.



## FLOOR PLAN

GROUND FLOOR

1ST FLOOR



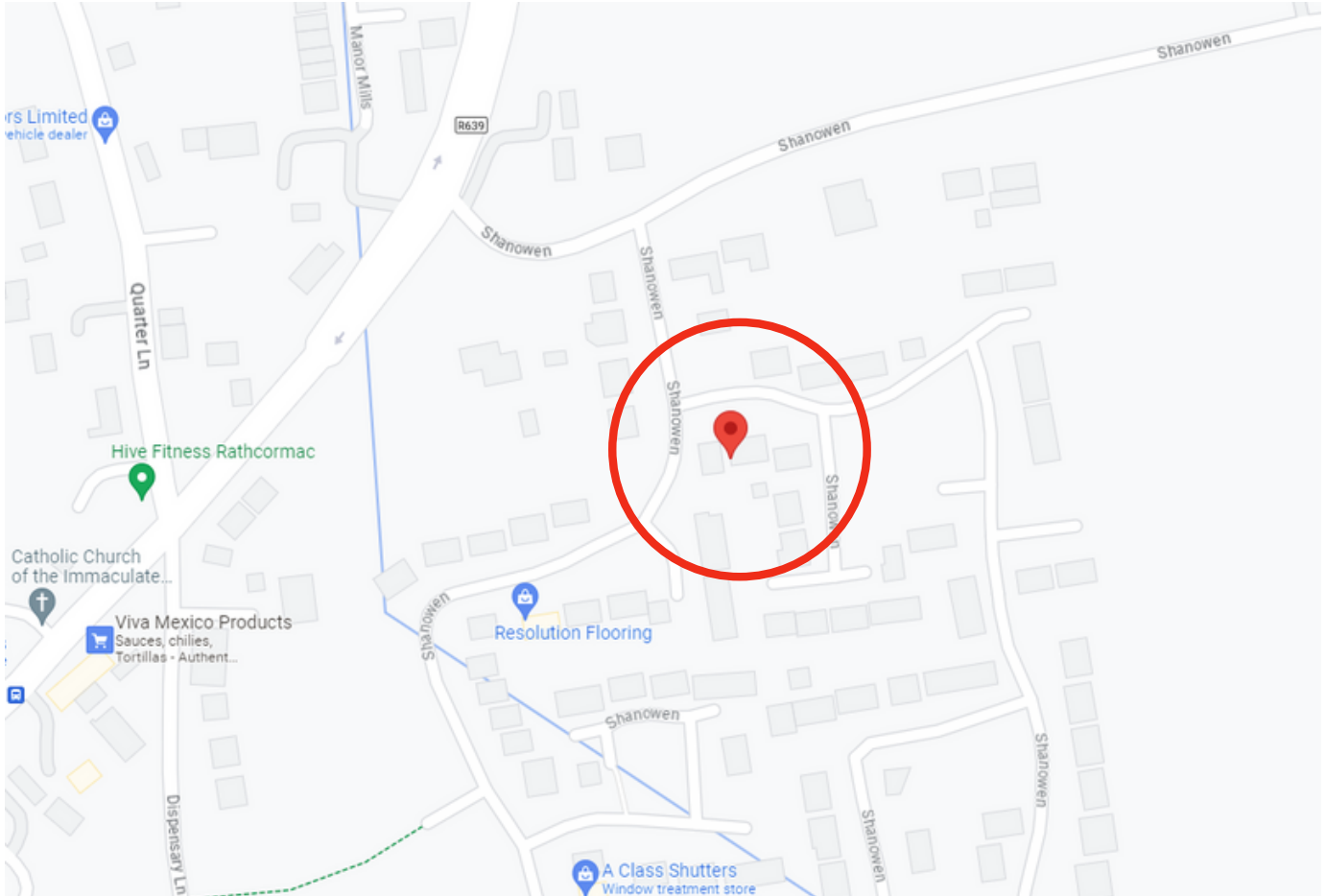
TOTAL FLOOR AREA : 114.8 sq.m. approx.

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.  
Made with Metropix ©2023

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

## | DIRECTIONS

Please see Eircode P61 D273 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



**ERA Downey McCarthy**  
...the people you can trust

### Solicitor Details:

Geraldine Keane, Babington Clarke & Mooney Solicitors, 48 South Mall, Cork

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.