



Downey McCarthy

...the people you can trust

"Osterley", Farranlea Park, Model Farm Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned four/five bedroom family home located in the highly sought after residential address of Farranlea Park, Model Farm Road. The property is ideally located within close proximity to CUH/CUMH, UCC, MTU and Wilton as well as a host of multinational employers within the IDA Business Park on Model Farm Road. Viewing highly recommended.



AMV: €445,000



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PSRA No. 002584

| FEATURES

- Approx. 146 Sq.M. / 1,572 Sq. Ft.
- Built in 1940
- BER F
- Unrivalled residential address
- Block built garage Approx. 7m x 8.7m to rear with independent vehicular access via Nursery Lane - See map in photos
- West facing rear garden
- Substantial 5 bedroom residence
- Oil fired central heating
- PVC double glazed windows
- Off street parking for up to 5 cars
- Ideal investment opportunity
- Large rear extension
- Close proximity to CUH/CUMH, UCC, MTU, Wilton Shopping centre & a host of multinational employers within the IDA Business Park on Model Farm Road

| PORCH

1.6m x 2.15m (5'2" x 7'0")

An aluminium door with glass centre panelling allows access to the porch which has tile flooring and one window to the front of the property. There is one centre light piece, coving surrounding the ceiling, one radiator and two power points. A teak door with glass centre panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

4.3m x 2.2m (14'1" x 7'2")

The welcoming reception hallway has attractive décor with high quality semi-solid oak timber flooring. There is one centre light piece, one wall-mounted light piece, one radiator, two power points and under stairs storage.



| LIVING ROOM

3.8m x 3.9m (12'4" x 12'7")

The main living room has one window to the front of the property including a curtain rail and curtains. The room has semi-solid oak timber flooring, an attractive feature fireplace, covings surrounding the ceiling and centre light piece, one radiator, six power points, one telephone point and a SIRO internet connection.



| LOUNGE/FAMILY ROOM

4.1m x 3.6m (13'4" x 11'8")

A superb, versatile room located at the rear of the property has one window overlooking the rear garden with a curtain rail and curtains. The room has carpet flooring, attractive décor with covings surrounding the ceiling and centre light piece, an open fireplace, one radiator, nine power points, two television points and one telephone point.



| OPEN PLAN KITCHEN/DINING

3.8m x 5.4m (12'4" x 17'7")

The open plan kitchen/dining area is accessed via a small hallway area which has vinyl floor covering, one centre light piece and a hot press area which is shelved for storage. An open arch from this area allows access to the main kitchen/dining.



This excellently proportioned room has dual aspect with one window to the side of the property facing south and two large windows to the rear of the property facing west. The kitchen features solid oak fitted units at eye and floor level on both sides of the room, a stainless steel sink, plumbing for a dishwasher, space for a double oven, integrated larder unit and integrated extractor fan. The room has two light pieces, extensive dining space, one radiator, an integrated microwave, one telephone point, one television point and sixteen power points throughout. A PVC door with glass panelling allows access from the kitchen/dining area to the fully enclosed west facing rear garden.



| UTILITY ROOM/PANTRY

3.5m x 2.3m (11'4" x 7'5")

The utility room features built-in storage units at eye and floor level with accompanying worktop space. There is plumbing for a washing machine, space for a dryer, space for a large chest freezer, one Velux window, two light pieces and four power points.



| BEDROOM 5

5.1m x 2.3m (16'7" x 7'5")

Located on the ground floor, this superb room could act as a ground floor bedroom or home office. The room has a large window to the front of the property including a roller blind, a curtain rail and curtains, high quality laminate timber flooring, attractive décor, two light pieces, two radiators, twelve power points, one telephone point and one television point.



| ENSUITE

0.9m x 2.3m (2'9" x 7'5")

The ensuite bathroom features a three piece suite including a corner shower area incorporating a Mira Sport electric shower. The room has vinyl floor covering, a mix of PVC panelling and tiled wall coverings, PVC ceiling panels, one Velux window, one wall-mounted light piece and a heated towel rail.

| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one window to the side of the property and a Stira staircase allowing access to an attic which is shelved for storage.

| BEDROOM 1

3.9m x 3.9m (12'7" x 12'7")

A spacious double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room is tastefully decorated and features high quality carpet flooring, one centre light piece, one radiator, one wall-mounted light piece and three power points.



| BEDROOM 2

4m x 3m (13'1" x 9'8")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has solid timber flooring sanded and varnished to a high quality finish, built-in wardrobes from floor to ceiling, a sink with integrated storage, one centre light piece, one radiator, two wall-mounted light pieces, one television point and nine power points.



| **BEDROOM 3**

3.85m x 2.8m (12'6" x 9'1")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has high quality laminate timber flooring, neutral décor, one centre light piece, one radiator, one wall-mounted light piece and five power points.



| **BEDROOM 4**

2.4m x 2.44m (7'8" x 8'0")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has high quality laminate timber flooring, neutral décor, one centre light piece, one radiator, one wall-mounted light piece and five power points.



| **SHOWER ROOM**

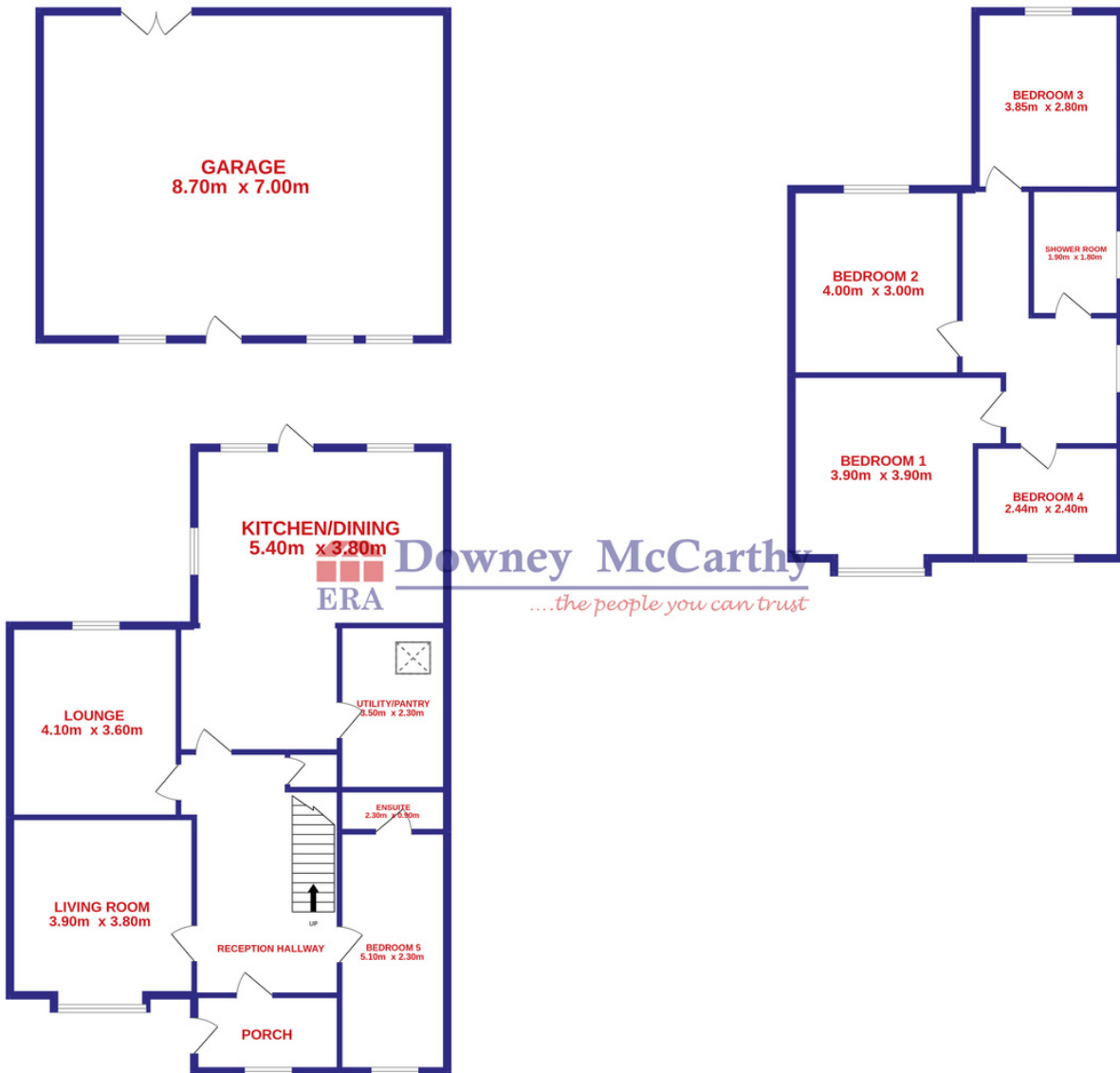
1.8m x 1.9m (5'9" x 6'2")

The shower room features a three piece with a large corner shower area incorporating a Mira elite ST electric shower. The room has one window to the side of the property, one centre light piece, one extractor fan and one radiator.

| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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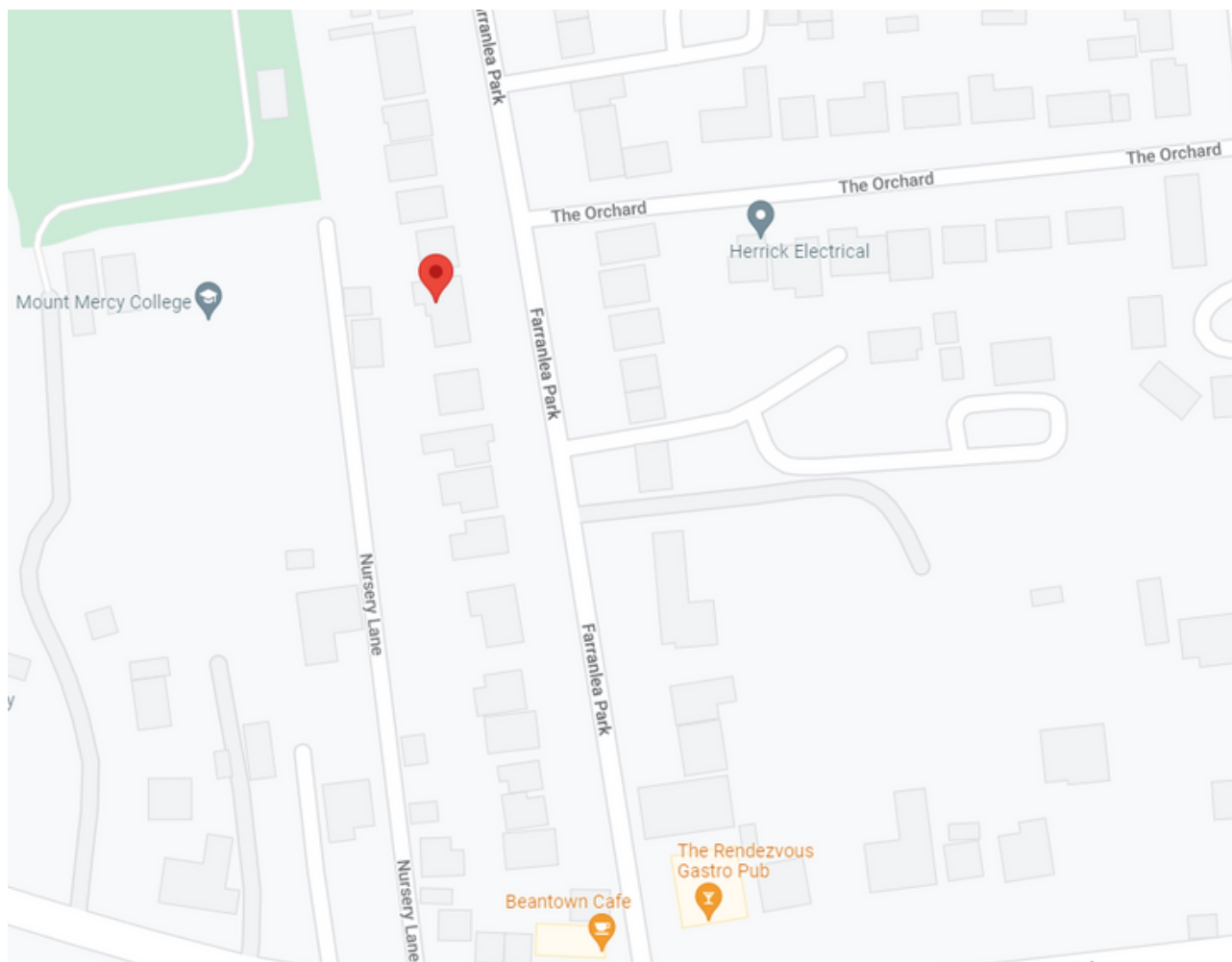
TOTAL FLOOR AREA : 146.0 sq.m. approx.

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 N9V0 for directions.



| ALL ENQUIRIES TO:

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