



# Downey McCarthy

*...the people you can trust*

## 42 Cois Farrage, Mosestown, Whitegate, Co. Cork



ERA Downey McCarthy is pleased to offer to the market this three bedroom, semi-detached property situated in a quiet cul-de-sac in Whitegate, Co. Cork. Cois Farrage is an ideal location just a short stroll from the picturesque seaside village of Whitegate and close to local amenities such as bars, restaurants, supermarket, playground, schools and sporting facilities.



**AMV: €185,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- 103.64 Sq. M. / 1,116 Sq. Ft.
- BER C1
- Gas fired central heating
- Five minute walk to Whitegate Village
- Large rear garden
- Three spacious bedrooms
- Easy access to the N25
- Located within a 10-minute drive of Midleton Town

## | RECEPTION HALLWAY

4.51m x 1.87m (14'7" x 6'1")

A solid wooden door with glazed centre and side glass panels allows access to the bright and welcoming reception hallway. This area has tiled flooring, one centre light fitting, under-stair storage, neutral décor and one radiator. A door allows access to the guest w.c.

## | GUEST W.C

1.4m x 1m (4'5" x 3'2")

The guest w.c has a two piece suite with a frosted window overlooking the side of the property, tiled flooring, display shelving and one centre light fitting.

## | LIVING ROOM

4.41m x 3.99m (14'4" x 13'0")

This room has one feature bay window overlooking the front of the property and allowing extensive natural light to flood the room. Other features include laminate timber flooring, one centre light fitting, a fireplace and ample power points.



## | KITCHEN/DINING

3.76m x 6m (12'3" x 19'6")

The kitchen/dining area has one window overlooking the rear of the property and a sliding door allowing access to the rear garden. The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tiled splashback, space for an oven, space for a fridge freezer, plumbing for a washing machine, plumbing for a dishwasher, a stainless steel sink, a cabinet storing the gas boiler, one large radiator, tiled flooring, two light fittings and ample power points.



## | STAIRS AND LANDING

3.42m x 3.45m (11'2" x 11'3")

The stairs and landing is fully carpeted and the landing area has two light fittings, access to the hot press, access to the attic and one window overlooking the side of the property.

## | BEDROOM 1

3.49m x 3.86m (11'4" x 12'6")

This spacious and bright double bedroom has original wood flooring, a large bay window overlooking the front of the property, built-in units for storage, one radiator, one centre light fitting and ample power points. A solid door allows access to the en-suite.



## | EN-SUITE

2.14m x 1.99m (7'0" x 6'5")

This en-suite features a three piece suite including a fully enclosed shower cubicle which incorporates a Mira Sport electric shower fitted. Other features include floor and wall tiling, one frosted window overlooking the front of the property, one radiator power points.

## | BEDROOM 2

2.96m x 3.53m (9'7" x 11'5")

This room has one window overlooking the rear of the property, original wood flooring, one centre light fitting, a built-in unit for storage, one radiator, shelving units for display, power points and charming children's décor.



## | BEDROOM 3

2.96m x 2.33m (9'7" x 7'6")

Bedroom 3 has one window overlooking the rear of the property, original wood flooring, shelving units for display, a built-in unit for storage, one radiator and power points.



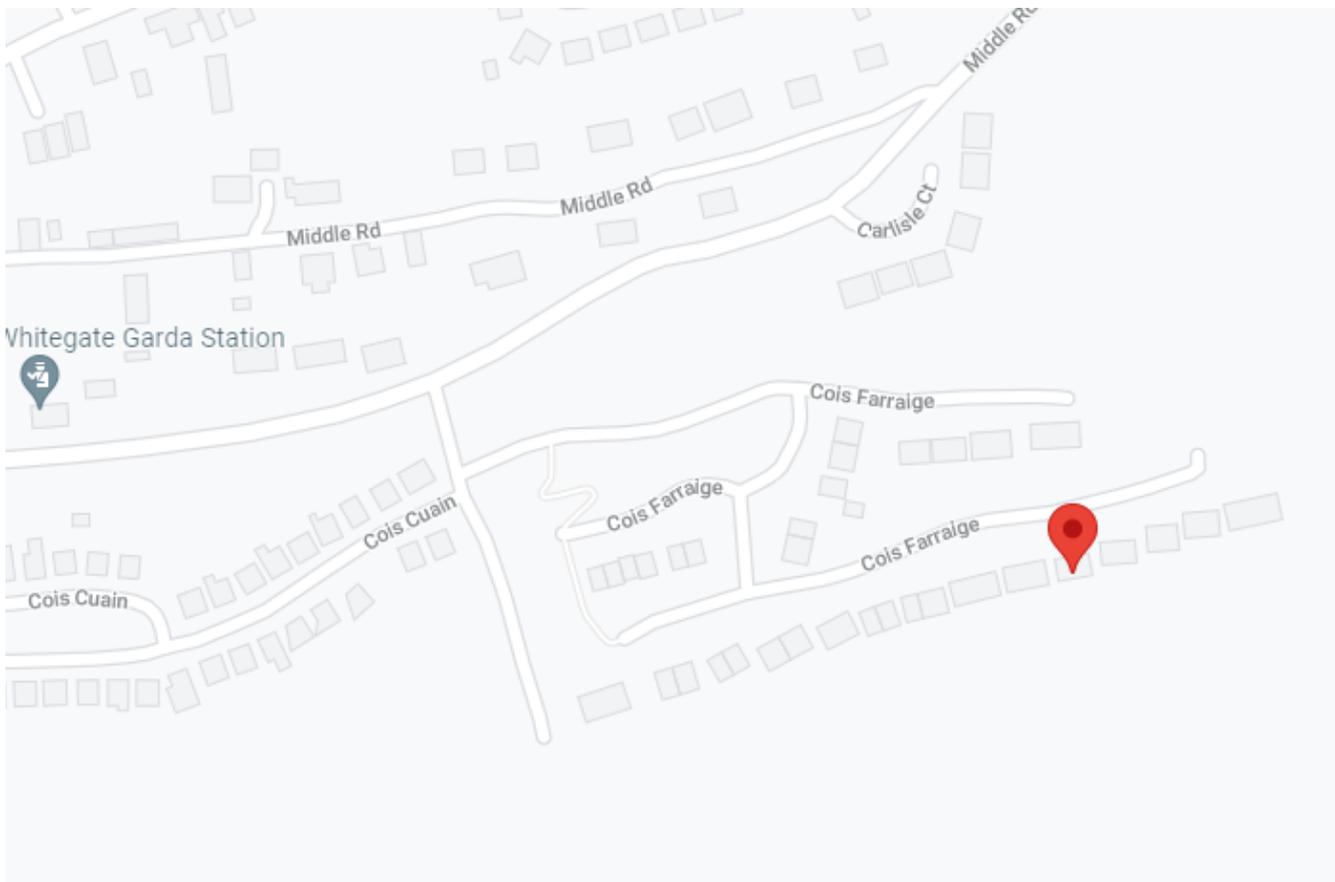
## | BATHROOM

1.57m x 2.41m (5'1" x 7'9")

The main family bathroom features a four piece suite with a mains operated shower over the bath. Other features include tiled flooring, one radiator, one towel rail, one centre light fitting and one wall-mounted light fitting.

## | DIRECTIONS

Please see Eircode P25 A025 for directions.



## | ALL ENQUIRIES TO:

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