

8 The Cloisters, Ard Cashel, Watergrasshill, Cork



ERA Downey McCarthy are delighted to present this wonderful, bright and spacious three bedroom town house offering any discerning buyer an ideal opportunity to acquire a turn key property in a quiet cul de sac location within the popular Ard Cashel development in Watergrasshill.



€195,000

PSRA Licence No. 002584

Accommodation

- Hallway 4.42m x 2.61m
A good spacious hallway with one centre light fitting, radiator, radiator cover and a storage press under the stairs. The area also has a smoke detector, solid wooden floor, telephone point and solid doors lead to all rooms.
- Guest W.C
A spacious guest W.C with one wash hand basin and toilet, the area has one picture window to the front, globe light fitting and a very attractive tile floor.
- Living Room 4.54m x 3.6m
The living room has a feature fireplace with an open fire and stove. The room has a large window overlooking the front of the property with curtains and curtain pole. Other features include carpet flooring, one centre light fitting, one radiator and double doors lead to the kitchen/dining.



- Kitchen/Dining Area 6.01m x 3.21m
On the right hand side there is a very well fitted kitchen, with ample space for all necessary appliances including a fridge freezer, cooker and dishwasher. A stainless steel sink is neatly positioned under a window which overlooks the back garden. The flooring is an attractive hardwood walnut floor, plenty of room of table and chairs in the dining area, another window overlooks the back and French doors are in the centre of the room which give access to the back garden. Other features include two light fittings, one radiator and ample power points throughout.



- Stairs & Landing 3.56m x 2.28m

Access to the attic is gained from the landing, the area has one centre light fitting, dual immersion and a hot press. The hot press is very spacious with fitted shelving and ideal for storage.

- Bedroom 1 4.84m x 3.89m

A good spacious bedroom with one large window with curtain pole and curtains overlooks the front. The room has a solid wooden floor, plenty of room for storage and a radiator.



- En Suite

The en suite has a fitted electric shower in a fully tiled shower cubicle, folding/sliding shower doors, one W.C, one wash hand basin, one radiator, one towel rail, globe light fitting and an extractor fan.

- Bedroom 2 3.89m x 2.76m

The room has two windows overlooking the back, plenty of space for a double bed, radiator, centre light fitting and a solid varnished wooden floor.

- Bedroom 3 2.74m x 2.46m

A spacious single room with one window overlooking the front of the property. The room has one centre light fitting, one radiator and a solid varnished wooden floor.



- Main Bathroom 2.29m x 1.73m

The main bathroom has a three piece suite with a fitted bath, a tile wall around the bath, shower screen and shower off the mains. Other features include one W.C, one wash hand basin, tile flooring, one radiator, a centre light fitting and a window overlooks the back garden.

Features

- Approx 1,055 Sq.ft
- Built in 2006 approx.
- Natural Gas fired central heating
- Private rear garden
- Turn key condition throughout
- Stylish modern decor
- Cul de sac location

Directions

From Cork City travel up the main Cork/Dublin Road heading for Watergrasshill. Take the first exit for Watergrasshill and proceed up the slip road to the roundabout. Take the 2nd exit and continue to the traffic lights and turn left heading for Glanmire/ Cork direction. Proceed circa 100 metres and take an immediate right into Ard Cashel. Continue along this road in the development passing the 'Hamptons'. The 'Cloisters' is located on your right hand side with a green area and Number 11 is located within the cul de sac (in the corner) with an ERA Downey McCarthy sign displayed

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