



Downey McCarthy

....the people you can trust

13 Argideen Lawn, Togher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this extended, four bedroom semi-detached property in a sought after residential location in Argideen Lawn, Togher. The property offers a superb rear garden with a generous patio area and additional living space on the ground floor which could be utilised as a family room or ground floor bedroom subject to requirements.



AMV: €285,000

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 103.5 Sq. M. / 1,114 Sq. Ft.
- Built in 1970
- BER C2
- Gas fired central heating
- Double glazed windows
- Additional living space/fourth bedroom on ground floor subject to requirements
- Spacious rear garden with superb patio area
- Close to all amenities including UCC, Wilton, CUH/CUMH, The Bons Secours Hospital and The Lough
- Easy access to the N40 road network
- On the 214 and 219 bus routes and close to UCC Park & Ride

| PORCH

1.54m x 1.76m (5'0" x 5'7")

A PVC door with stain glass centre and side panelling allows access to a porch area which has semi-solid oak timber flooring. There is one centre light piece and timber panelling on the ceiling. A teak door with glass side panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

2.6m x 3.84m (8'5" x 12'5")

The reception hallway has attractive décor with timber panelling on the walls, laminate timber flooring, one centre light piece and two power points.

| LIVING ROOM

4.38m x 3.45m (14'3" x 11'3")

A spacious main living room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has high quality laminate timber flooring, a solid fuel stove, one centre light piece and wall-mounted shelving. There is one radiator, four power points, one television point and double doors with glass panelling allow access to the kitchen/dining area.



| KITCHEN/DINING

4m x 5.8m (13'1" x 19'0")

The kitchen/dining area features fitted units at eye and floor level in an L-shape with extensive worktop counter space. The kitchen has one window overlooking the rear yard and a sliding door allowing access to a superb patio area. The area has extensive dining space, two light pieces, eleven power points, one radiator and tile flooring. Included as part of the kitchen is an integrated extractor hood and the kitchen accommodates space for a dryer, plumbing for a dishwasher and washing machine, space for a cooker and a fridge freezer.



| BEDROOM 4/FAMILY ROOM

4.9m x 3.4m (16'0" x 11'1")

A superb modern extension offers an extra living space or fourth bedroom on the ground floor subject to requirements. The room has laminate timber flooring, one Velux window to the rear of the property which floods the room with natural light and a sliding door allowing access to the rear garden and patio area. Other features include one centre light piece, one large radiator, eight power points and one television point. A door from the room allows access to a shower room.



| SHOWER ROOM

3.25m x 2.82m (10'6" x 9'2")

A large L-shaped shower room has a modern floor and wall tiling and a three piece suite including a Mira Elite electric shower. There is one window to the front of the property with a curtain rail and curtains, one radiator and one extractor fan.

| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring and finished with attractive timber panelled walls. At the top of the landing there is one centre light piece, access to the attic and a built-in storage area.

| BEDROOM 1

4.5m x 2.87m (14'7" x 9'4")

A spacious double bedroom has one large window to the rear of the property overlooking the rear garden, built-in units, a hot press area shelved for storage, laminate timber flooring, one centre light piece, one radiator and three power points.



| BEDROOM 2

3.1m x 2.8m (10'1" x 9'1")

A large double bedroom has one window to the rear of the property, laminate timber flooring, one centre light piece, one large radiator, wall-mounted shelving and one power point.



| BEDROOM 3

2.14m x 3.72m (7'0" x 12'2")

A generous sized bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. There is laminate timber flooring, an extensive array of built-in units from floor to ceiling, one centre light piece, one radiator and one power point.



| BATHROOM

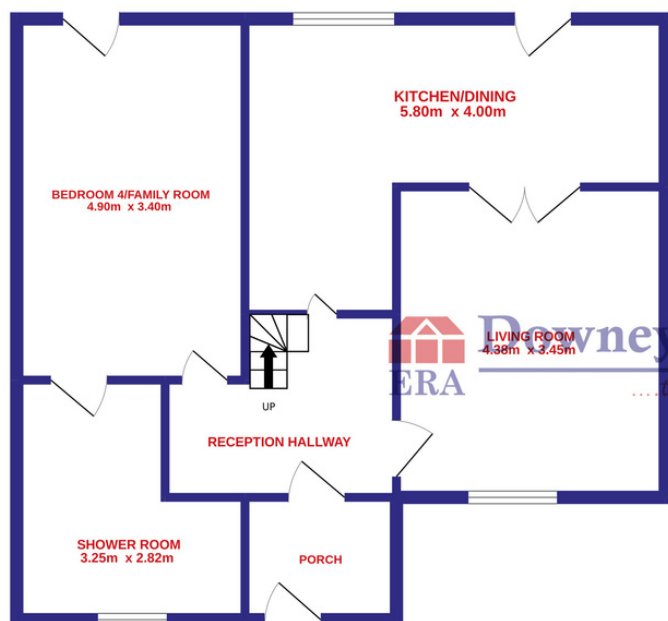
1.65m x 1.94m (5'4" x 6'3")

The family bathroom features a three piece suite including a Mira Elite SE electric shower and has floor and wall tiling. There is one window to the front of the property with a roller blind, a curtain rail and curtains, one centre light piece and one radiator.

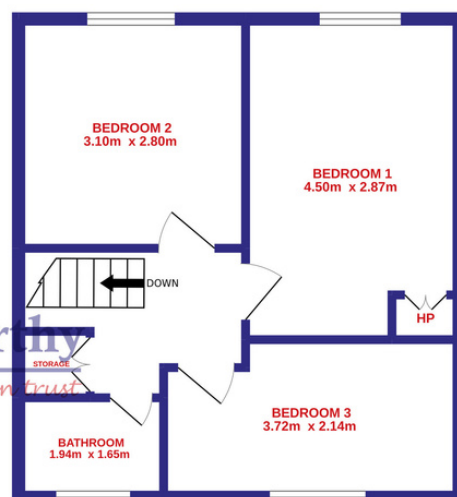


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



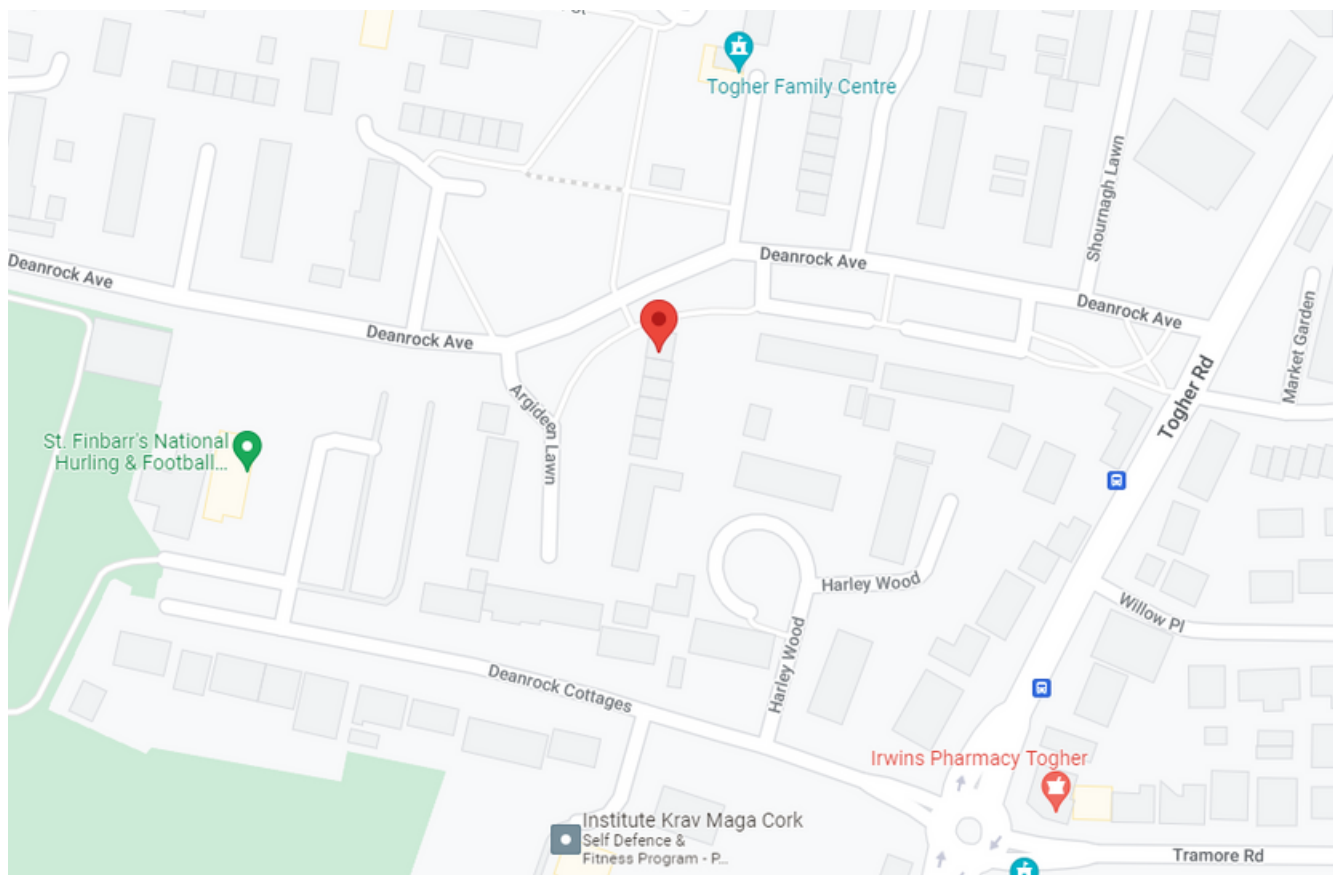
TOTAL FLOOR AREA: 103.5 sq.m. approx.

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 X6Y3 for directions.



| ALL ENQUIRIES TO:

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