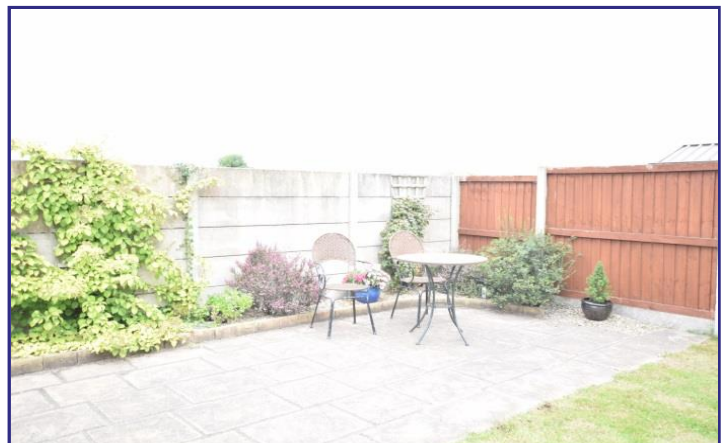


**9 Manor Road, Manor Farm, Lehenaghbeg, City Centre Sth,  
Cork City **



**Truly Exceptional Three Bed Semi Detached Three Storey Property ! Built only eight years ago in this exclusive new development, no. 9 is a luxurious and comfortable family home that comes with a host of tasteful extras including a superb fitted kitchen and a Master Bedroom that takes over the whole second floor complete with a private en suite bathroom.**



**€300,000**

PSRA Licence No. 002584

## Accommodation

- Hallway 5.05m x 1.97m

Solid Teak front door leads into the hallway. A very spacious hallway with a centre light fitting, plenty of storage under the stairs, alarm console, radiator, ESB service board and alarm panel.

- Living Room 4.89m x 3.13m

A fully tiled floor leads into the kitchen/dining and solid doors lead to all rooms.

A very sizable front room with one large window overlooking the front fitted with venetian blind, curtain rail and curtain. Other features include one radiator, one centre light fitting and a feature fireplace which is cast-iron with an open fire and granite hearth.

The room has a semi-solid wooden floor, and an open archway leads out to the kitchen/dining area. This is ideal for entertaining and if required double doors can be re-fitted in this archway.



- Kitchen/Dining 5.25m x 3.41m

A very spacious kitchen/dining extending along the back of the property. The kitchen has fully fitted units at eye and floor level which includes an integrated oven, hob and extractor fan. A stainless steel sink is fitted under the window which overlooks the back of the property, a built-in dishwasher and a fridge freezer also feature as part of the kitchen. The fridge freezer is a half and half unit and a Heatline gas boiler is also housed here. The room has a fully tiled floor, recess spot lighting, control points and thermostat controls for the heating and a large radiator to the side wall. The dining area has one centre light fitting and sliding doors lead out to the back garden.



- Guest W.C

The downstairs loo can be found under the stairs, featuring w.c., wash hand basin, fitted bathroom cabinet and an extractor fan, one window overlooking the side of the property, globe light fitting and tile flooring.
  - Stairs & First floor Landing                      5.55m x 1.95m

Stairs are fully carpeted leading up to the first floor landing. The landing has one window to the side of the property with a blind. Other features include a light fitting, smoke detector and there is also a window to the front of the property allowing in plenty of natural daylight. The floor is fully carpeted and solid doors lead to all rooms.
  - Bedroom 1    3.58m x 3.18m

A spacious double bedroom with an en suite bathroom and built-in bedroom wardrobes. The room has one window overlooking the front with fitted blind, curtain rail and curtain. Other features are one radiator, centre light fitting and varnished solid timber flooring and a doorway allows access to the en suite.
- 
- En Suite    3.19m x 0.86m

A fully fitted and fully tiled en suite with an electric shower. Features include a decorative wash hand basin, one W.C, one radiator, fitted mirror, extractor fan and one centre light fitting.
  - Bedroom 2    3.95m x 3.22m

Another sizable double bedroom with one window overlooking the back of the property allowing fantastic views over the city. Features of the room include one radiator, solid varnished timber flooring, ample power points and a centre light fitting.
  - Main Bathroom                                      3.02m x 1.95m

A very spacious bathroom with a fitted bath and a Triton electric shower is fitted over the bath. The room has fully tiled walls and floors, one W.C, one wash hand basin, one radiator, mirror, extractor fan and globe light fitting. The bathroom also has a frosted window and houses the hot press which has a pre-sealed tank, fitted shelving and immersion.

- Stairs and Second floor Landing

- Master Bedroom 5.96m x 5.26m

The top floor of the property houses the master bedroom and en suite. The stairs and landing are fully carpeted.

A spacious double bedroom with dormer style window overlooking the front of the property. The room has carpet flooring in the bedroom, centre light fitting, power points through-out and fitted wardrobes and dressers that are ideal for storage.



- En Suite

A very well presented en suite with fully tiled walls and floors. The en suite has a Triton electric shower fitted in a glass and chrome corner unit, extractor fan, globe light fitting, mirror, decorative wash hand basin, one W.C, one radiator and a velux window allows in plenty of natural daylight.

## Features

- Built in 2010 by Ruden Homes
- 1,270 sq. ft. approx.
- Very tastefully decorated throughout
- Feature Cast-Iron Fireplace in the Living Room
- Two Double Bedrooms on the First Floor
- Master Bedroom and En suite on the top floor
- Four bathrooms
- Steeltech Shed in back garden

## Directions

From Cork City Centre go out the Pouladuff Road until you come to the junction with Tramore Road. Go over the flyover that traverses the South Ring Road and through the mini roundabout and go straight on. Pass on the service station and keep going straight on as the road goes uphill. The entrance to Manor Farm is up here on the left hand side. Go into Manor Farm and go straight on through the main avenue. No. 9 Manor Road is here on the left hand side with the ERA sign displayed.



Michael Downey  
60 South Mall, Cork  
087 7777117  
michael@eracork.ie



€300,000

PSRA Licence No. 002584