

30 Foxwood, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to present this spectacular, recently redecorated, three bedroom detached bungalow which comes to the market in stunning, turnkey condition and offers spacious, light-filled living accommodation throughout. The property is situated in a quiet cul-de-sac in the mature residential estate of Foxwood, Rochestown while being within easy access of Douglas village and the South Link Road network. The property benefits from a B3 energy rating which makes the purchaser eligible for a green rate mortgage, and presents a rare opportunity to acquire such a fine family home in a fantastic, sought after location.

Accommodation consists of reception hallway, living room, recently remodelled and renovated open plan kitchen/dining/living area, utility room, three spacious bedrooms, an en suite and the main family bathroom.

AMV: €625,000

BER B3

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PSRA No. 002584

| FEATURES

- Recently redecorated and presented in pristine condition
- Approx. 117.49 Sq. M. / 1,265 Sq. Ft.
- Built in 1996
- BER B3 - qualifying the property for green mortgage interest rates
- Newly fitted gas boiler installed
- Stunning décor and modern colour palette throughout
- Three spacious bedrooms
- Off street parking
- Fantastic rear garden, very private and not overlooked
- Situated in a quiet cul-de-sac
- Superb location close to local amenities including schools, bars, restaurants, sports facilities, supermarkets and shops
- 5 minutes' walk to the 216 bus route
- Ideal family home

| RECEPTION HALLWAY

9.74m x 1.41m (31'9" x 4'6")

A composite door with glass panelling allows access to the welcoming reception hallway. The hallway has high quality parquet timber flooring, attractive neutral décor, one centre light fitting, a fuse board, Stira access to the attic and a large radiator. There is a hot press located off the hallway which is ideal for storage.



| LIVING ROOM

5.57m x 3.79m (18'2" x 12'4")

A beautifully decorated living room, with a feature bay window overlooking the front of the property, which allows extensive natural light to flood the room. The room has a continuation of the high quality parquet laminate timber flooring, most attractive décor and modern colour palette, centre light fitting, radiator and a solid fuel stove.



| OPEN PLAN KITCHEN/DINING

3.64m x 9.75m (11'9" x 31'9")

This is a spectacular, open plan area which offers plenty of space and an abundance of natural light. The room is dual aspect with double doors and a window to the rear, and one window to the side. Features throughout include high quality timber flooring, three feature light fittings, neutral décor, extensive dining and living space, a large radiator and ample power points.

The kitchen has modern fitted units at eye and floor level with worktop counter and tiled splashback, an integrated oven/hob/extractor fan, a feature central island unit and a doorway allowing access to the utility room.



| UTILITY ROOM

1.7m x 3.25m (5'5" x 10'6")

The utility room has plumbing for a washing machine and dryer, attractive neutral décor, space for a fridge, a radiator, centre light piece, timber flooring and a doorway allowing access to the rear garden.



| BEDROOM 1

4.47m x 3.37m (14'6" x 11'0")

This spacious double bedroom is situated towards the front of the property and has a feature bay window overlooking the front garden. The room has high quality parquet laminate timber flooring, attractive décor, a modern colour palette, built-in wardrobe unit for storage, one centre light fitting, one radiator and there is a cleverly disguised hidden doorway which leads you through to the en suite.



| EN SUITE BATHROOM

0.84m x 2.69m (2'7" x 8'8")

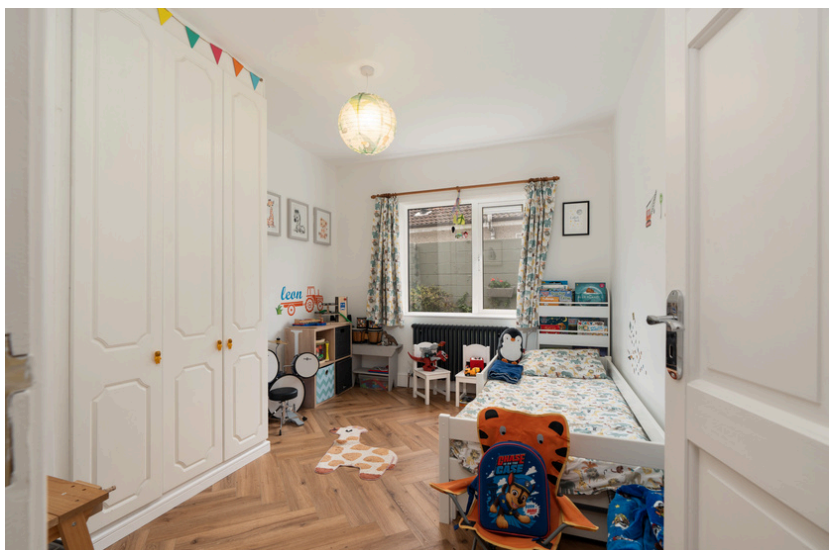
The en suite features a three piece suite including a shower cubicle incorporating a Triton electric shower, modern floor and wall tiling, centre light fitting, extractor fan and a frosted window overlooking the side of the property.



| BEDROOM 2

2.91m x 3.81m (9'5" x 12'5")

This double bedroom has one window overlooking the side of the property, high quality parquet laminate timber flooring, charming children's décor, centre light fitting, built-in wardrobe unit for storage and a radiator.



| **BEDROOM 3**

2.33m x 3.53m (7'6" x 11'5")

This bedroom has one window overlooking the side of the property, high quality parquet laminate timber flooring, charming children's décor, one radiator and one centre light fitting.



| **BATHROOM**

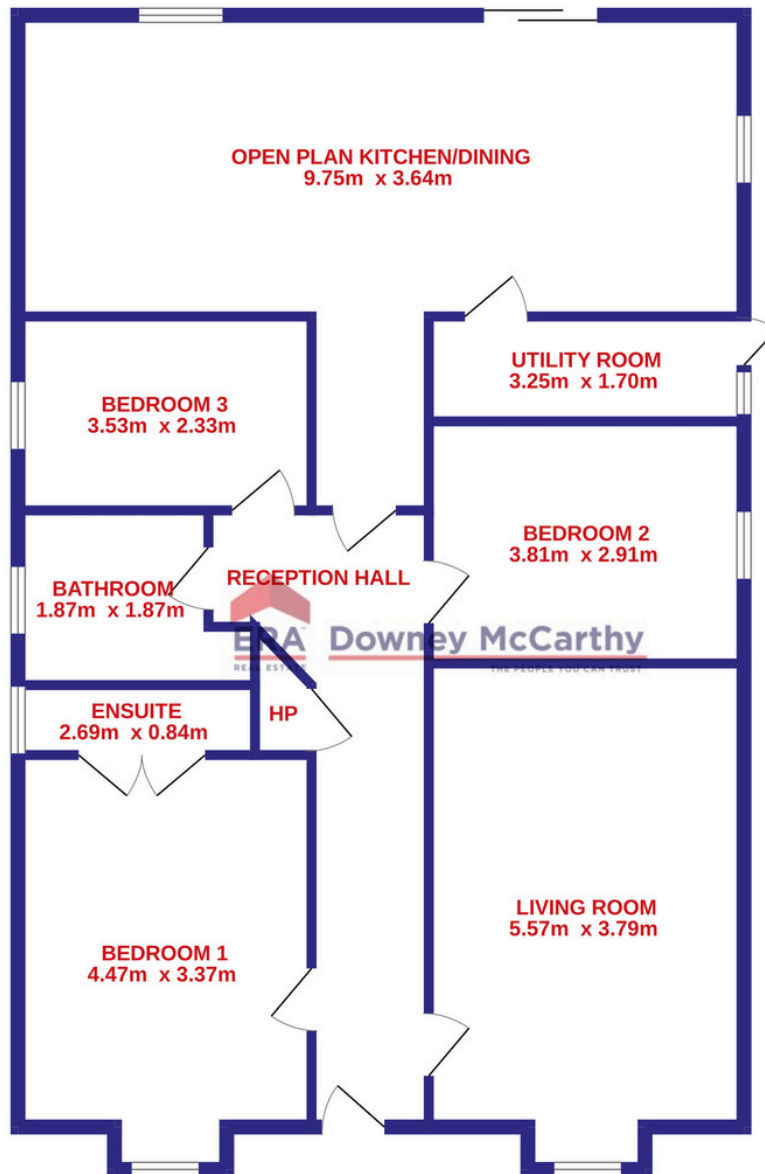
1.87m x 1.87m (6'1" x 6'1")

The main family bathroom features a four piece suite including a Triton T90 SR shower located over the bath, modern floor and wall tiling, a feature panel wall, attractive décor, one frosted window overlooking the side of the property, one radiator, one centre light fitting and a towel rail.



| FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 117.0 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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| GARDENS AND EXTERIOR

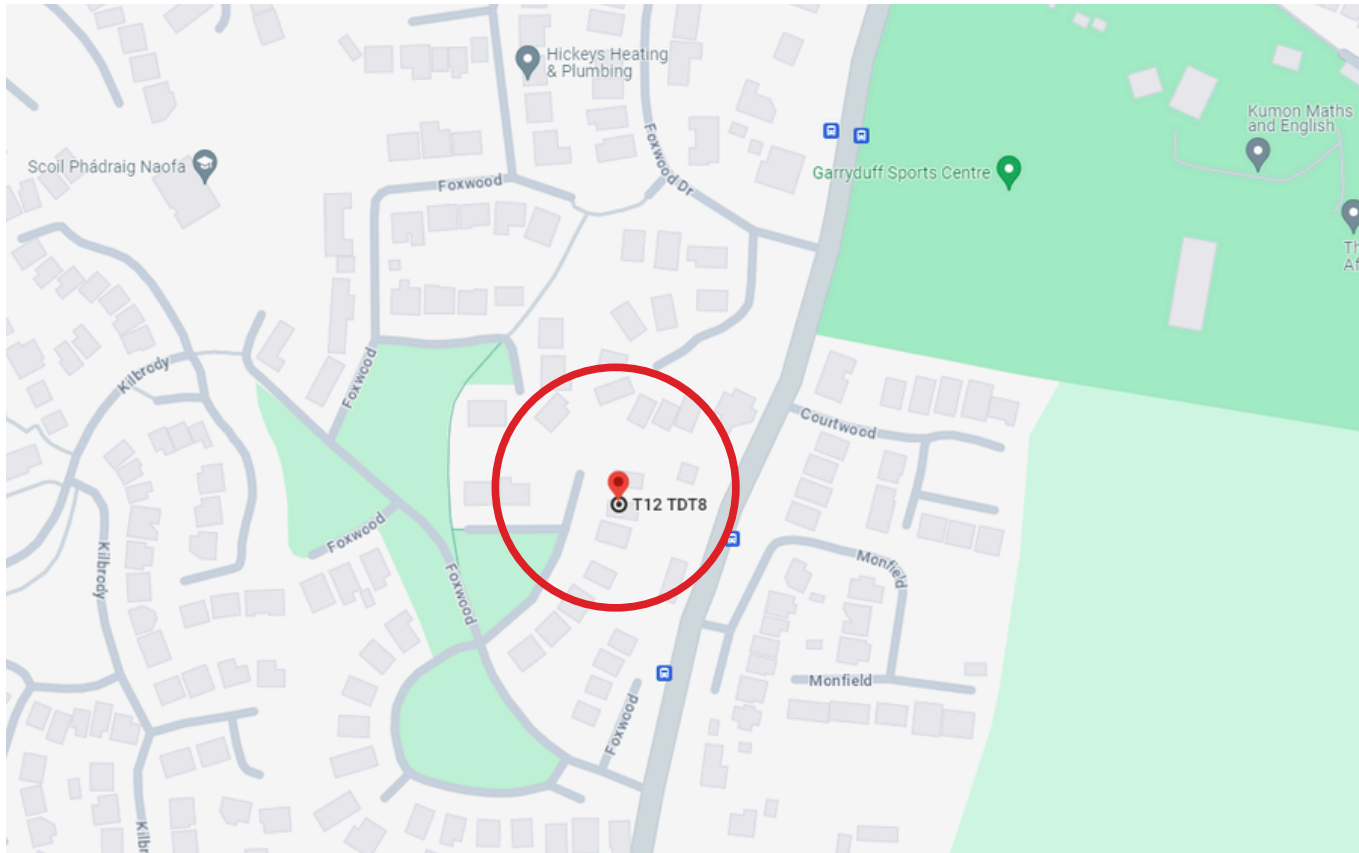


The front of the property is fully enclosed and has a driveway to accommodate off street parking for three vehicles. There is a well-maintained lawn area with mature shrubs and plants throughout.

The rear of the property is fully enclosed and boasts a well-maintained garden which is laid to lawn, while mature shrubs and plants abound. It also benefits from a large Barna shed which is ideal for storage. The rear of the property can be accessed via secure gates from the front.

| DIRECTIONS

Please see Eircode T12 TDT8 for directions.



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