

42 Kilbrody, Mount Oval Village, Rochestown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three bedroom semi-detached property within the much acclaimed development of Mount Oval. The property is positioned on a private south facing site with a generous garden and is perfectly tucked away within a quiet cul-de-sac fronting onto a large green area. A short walk from this beautiful home is the Mount Oval shopping promenade offering a bar/restaurant, convenience store, creche and a host of other amenities for convenience while the 216 bus route services the estate, allowing easy access to Douglas Village and Cork city centre. Viewing comes highly recommended to appreciate what this stunning property has to offer.

Accommodation consists of a reception hallway, guest w.c/utility area, living room and a superb open plan dining area and extended kitchen on the ground floor. Upstairs the property offers three spacious double bedrooms and the main family bathroom.

AMV: €465,000

BER C1

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PSRA No. 002584

| FEATURES

- Approx. 110 Sq. M. / 1184 Sq. Ft.
- Built in 2003
- BER C1
- Spectacular south facing rear garden
- Cavity wall insulation pumped and attic insulation/Gas fired central heating/Hive Heating Controls
- Beautiful modern décor throughout
- Modern hand-painted kitchen
- Three spacious double bedrooms
- Located in a quiet cul-de-sac a short walk to the Mount Oval Village shopping promenade
- Highly sought after residential development
- Off street parking for 2 cars

| RECEPTION HALLWAY

5.25m x 2m (17'2" x 6'5")

A composite door with attractive stain glass side panelling allows access to the welcoming reception hallway. The hallway has attractive décor, top quality semi-solid oak timber flooring and attractive covings around the ceiling. There are two light pieces, one radiator cleverly disguised behind a radiator cover, two power points and superb bespoke smart storage within the staircase.



| GUEST W.C./UTILITY

1.45m x 1.42m (4'7" x 4'6")

Located off the hallway, the guest w.c features a two piece suite with tile flooring, one centre light piece, one extractor fan and wall-mounted shelving. The area is plumbed and can facilitate a washing machine and dryer.

| LIVING ROOM

3.95m x 4.15m (12'9" x 13'6")

Double doors with glass panelling allow access from the reception hallway to the main living room. The room offers a large window to the front of the property flooding the room with natural light and including a roller blind, a curtain rail and curtains, semi-solid oak timber flooring and attractive covings around the ceiling. There is one centre light piece, wall-mounted shelving, six power points, one television point, one telephone point and one radiator. The room is beautifully decorated with an attractive colour scheme and offers a superb feature solid fuel insert stove with timber surround and a granite hearth.



| DINING ROOM/LOUNGE

3.35m x 4.7m (10'9" x 15'4")

This versatile room is beautifully presented and features semi-solid oak timber flooring and an attractive colour palette. A sliding door from the room allows access to a superb patio area. The room has one centre light piece, one radiator, six power points and an open arch allows access to the kitchen/dining area.



| KITCHEN

3.8m x 2.9m (12'4" x 9'5")

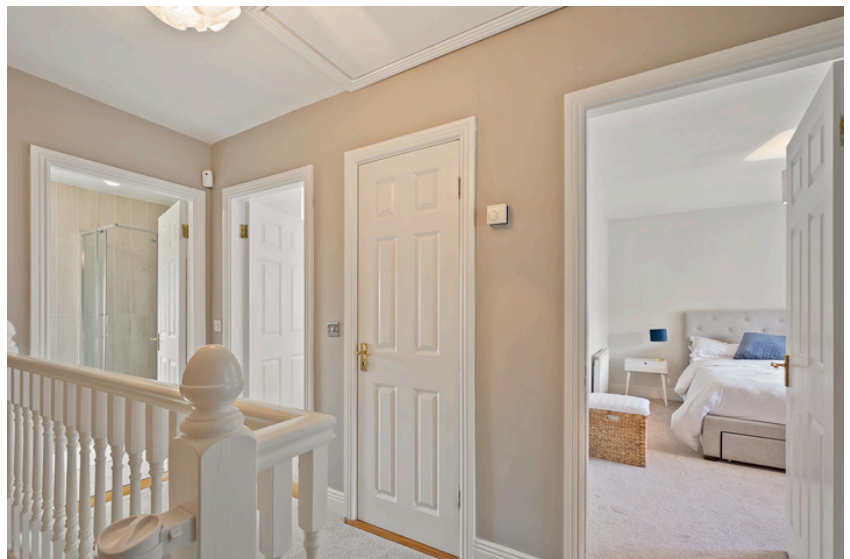
The extended, dual aspect kitchen is flooded with light and offers one window to the rear and side of the property, both including roller blinds. The kitchen features modern, hand-painted units at eye and floor level in an L-shape with extensive worktop and tiled splashback. The kitchen includes an integrated oven/hob/extractor fan, space for a dryer, a stainless steel sink with drainer unit, plumbing for a dishwasher and space for a fridge freezer. There is one centre light piece, strip lighting under the eye level units, tile flooring, one radiator, eleven power points and one telephone point.



| STAIRS AND LANDING

3.45m x 2.1m (11'3" x 6'8")

The stairs and landing feature carpet flooring throughout. At the top of the landing there is one centre light piece, a Stira staircase allowing access to the partly floored attic, a thermostat control for the heating and a hot press area which is shelved for storage.



| BEDROOM 1

4.35m x 4m (14'2" x 13'1")

A superb, dual aspect main bedroom has one window to the front and side of the property, both including a curtain rail and curtains. The room has high quality carpet flooring, an attractive neutral colour palette, one large radiator, one centre light piece, six power points, one telephone point and one television point.



| BEDROOM 2

3m x 4m (9'8" x 13'1")

A large double bedroom has one window to the rear of the property including a curtain rail, curtains and a roller blind. The room features luxury carpet flooring, impressive built-in units from floor to ceiling, one radiator, one centre light piece, one television point and five power points.



| BEDROOM 3

4.3m x 2.9m (14'1" x 9'5")

A large double bedroom has a Velux window to the rear of the property including an integrated black out blind, luxury carpet flooring and attractive children's décor. There is one large radiator, one centre light piece, one television point and four power points.



| FAMILY BATHROOM

2m x 2.8m (6'5" x 9'1")

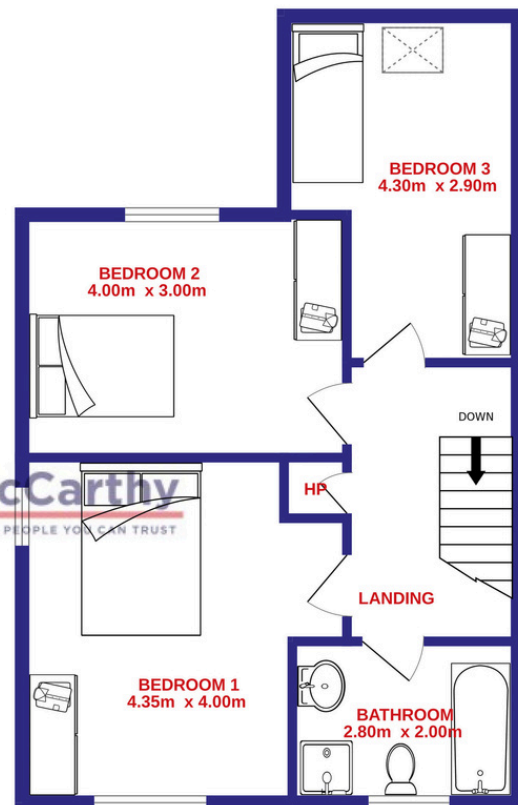
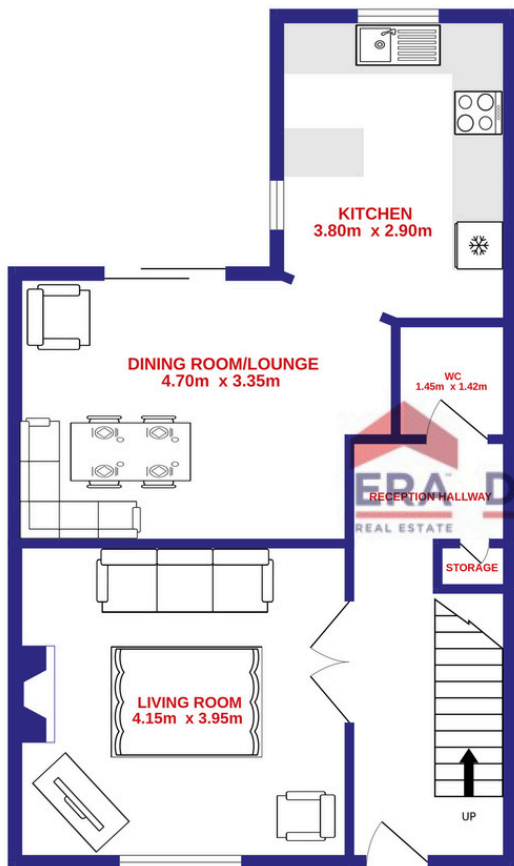
The spacious family bathroom features a four piece suite including a corner shower area with a mains operated shower. The room has modern tiling throughout, one window to the front of the property, two light pieces, a wall-mounted mirror with integrated lighting, an extractor fan, a heated towel rail and one radiator.



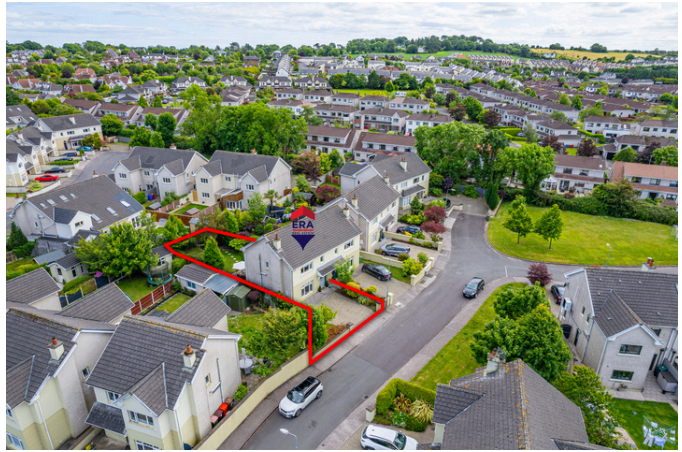
| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

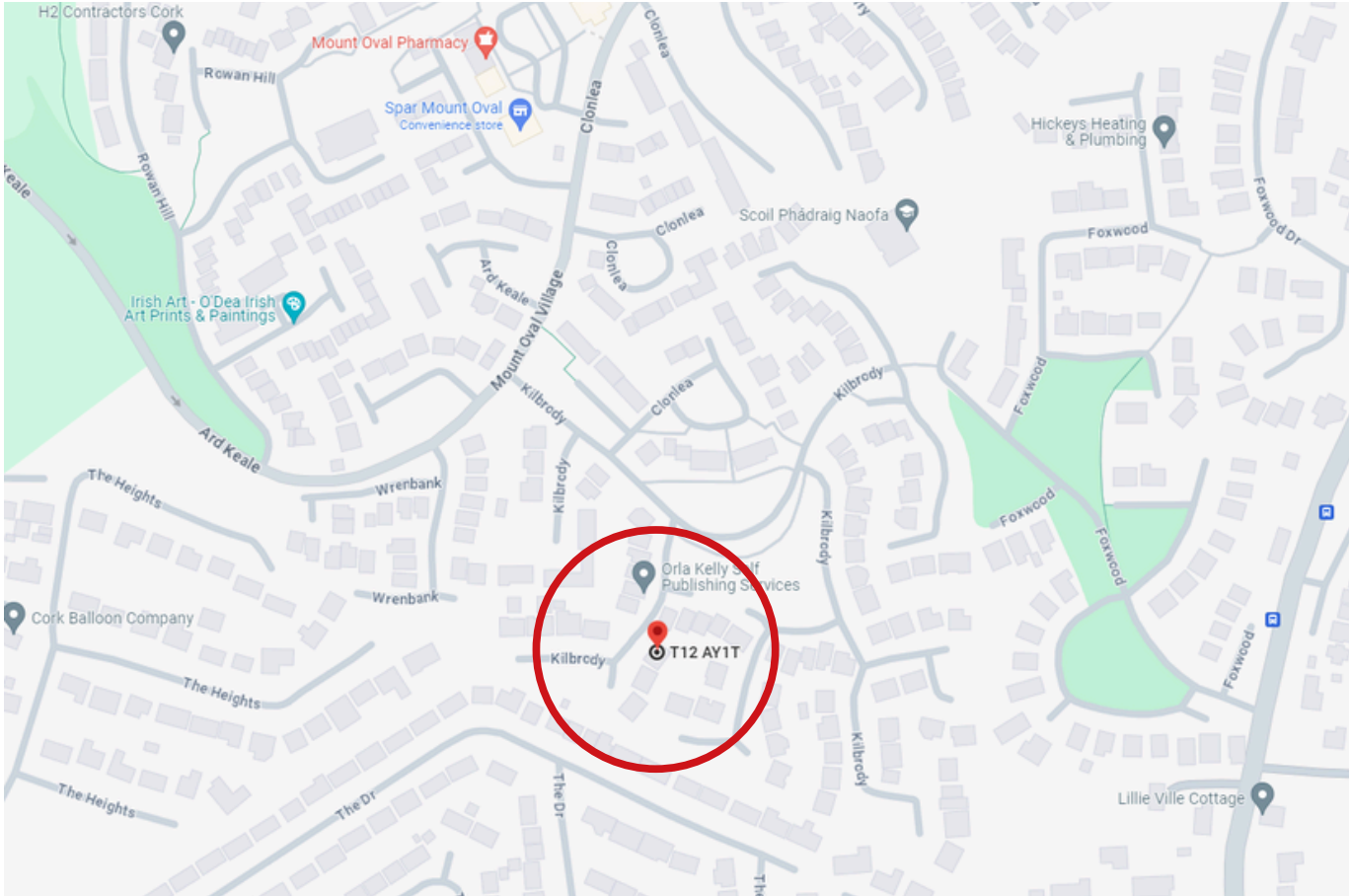


The front of the property is fully enclosed with block built walls and a cobble lock driveway accommodates off street parking for two cars. The garden area is laid to lawn with mature shrubs and plants throughout.

The rear of the property boasts a spectacular garden with a sunny south facing aspect. The area is fully enclosed and offers a high level of privacy with mature shrubs and plants throughout. There is a superb patio located off the dining area and included in the sale is a Barna shed.

| DIRECTIONS

Please see Eircode T12 AY1T for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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