

12 Coolkellure Way, Lehenaghmore, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this superbly presented four bedroom semi detached property, ideally located in the much acclaimed and easily accessible development of Coolkellure Way, Lehenaghmore, Cork. The property boasts a modern internal finish, a sunny south facing rear aspect and benefits from an energy efficient A3 BER rating which qualifies buyers for Green Mortgage Rates.

Accommodation briefly consists of a reception hallway, guest w.c, living room, open plan kitchen/dining/living area and utility room on the ground floor. Upstairs the property offers four spacious bedrooms, an en suite and a main family bathroom.

AMV: €450,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Superbly positioned four bedroom semi-detached home within a quiet cul-de-sac
- Approx. 119.2 Sq. M. / 1,283 Sq. Ft.
- Built in 2016
- BER A3 - Qualifying for property for Green Mortgage Interest Rates
- Fully enclosed south facing rear garden
- Air to water heating system/Underfloor heating on the ground floor
- Double glazed PVC windows
- Show home standard finish
- Modern fitted kitchen
- Floored attic for storage
- Sought after residential area
- Off street parking for 2 cars
- 10 minutes' drive to Wilton Shopping Centre, CUH, Cork city centre

| RECEPTION HALLWAY

5.37m x 1.98m (17'6" x 6'4")

A teak door with glass centre panelling allows access to a bright and spacious reception hallway, which features attractive tile flooring throughout. The area has two light pieces, underfloor heating, extensive under stair storage, two power points, and one telephone point.



| GUEST W.C

1.45m x 1.48m (4'7" x 4'8")

The superb guest w.c features a two piece suite, tile flooring, one window to the front of the property with a roller blind, one centre light piece, and attractive tile splashback and décor.



| LIVING ROOM

4.87m x 3.48m (15'9" x 11'4")

A spacious main living room has one window to the front of the property including a curtain rail, curtains and a roller blind. The room has high quality laminate timber flooring, impressive fireplace with insert stove, and bespoke shelving to either side of the chimney breast. There is one centre light piece, eight power points, and one television point.



| OPEN PLAN KITCHEN/DINING/LIVING

7.2m x 5.6m (23'6" x 18'3")

This extended kitchen/dining area features superb tile flooring throughout, and a modern fitted kitchen with units at eye and floor level in an L-shape with extensive granite worktop counter and glass splashback. The kitchen includes an integrated fridge freezer, dishwasher, larder unit, electric range and integrated lighting within the units. The area has recessed spot lighting, and there is one window to the rear with a roller blind.

The room offers extensive dining and living space which has two light pieces, and glass double doors with a curtain rail and curtains allow access to the superb rear patio. Throughout the room there are eighteen power points, and one television point.



| UTILITY ROOM

1.43m x 0.9m (4'6" x 2'9")

Accessed via the kitchen/dining area, the utility room has tile flooring, plumbing for a washing machine, space for a dryer and freezer, wall-mounted shelving, one centre light piece, and four power points. A PVC door allows access to the side of the property,



| STAIRS AND LANDING

6m x 2.8m (19'6" x 9'1")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property with a roller blind, a hot press which is shelved for storage, one centre light piece and two power points. A Stira staircase allows access to a floored attic space.



| BEDROOM 1

3.52m x 3.55m (11'5" x 11'6")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, high quality Sliderobe fitted units from floor to ceiling and the room is finished with a warm attractive colour palette. There is one centre light piece, one radiator, six power points, and a door allows access to the en suite bathroom.



| EN SUITE

0.9m x 2.7m (2'9" x 8'8")

The en suite features a three piece suite including a mains operated shower. The room is finished with attractive floor and wall tiling, one centre light piece, one extractor fan, a stainless steel heated towel rail, wall-mounted shelving, and a mirror with integrated lighting.



| BEDROOM 2

3.82m x 2.87m (12'5" x 9'4")

A spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, built-in storage units, one centre light piece, one radiator, four power points, and one television point.



| BEDROOM 3

3.79m x 2.71m (12'4" x 8'8")

A large double bedroom has one window to the rear of the property including a curtain rail, curtains, and a roller blind. The room has carpet flooring, attractive décor, built-in storage units, one centre light piece, one radiator, six power points, and one television point.



| BEDROOM 4

3.35m x 2.87m (10'9" x 9'4")

A double bedroom has one window to the front of the property including a curtain rail, curtains, and a roller blind. The room has carpet flooring, built-in storage units, a built-in workstation, one centre light piece, one radiator, and two power points.



| FAMILY BATHROOM

2.2m x 1.7m (7'2" x 5'5")

A beautifully appointed family bathroom features a three piece suite including a mains operated shower fitted over the bath. The room has impressive modern floor and wall tiling, one window to the side with a roller blind, one centre light piece, one extractor fan, integrated storage, and a stainless steel heated towel rail.



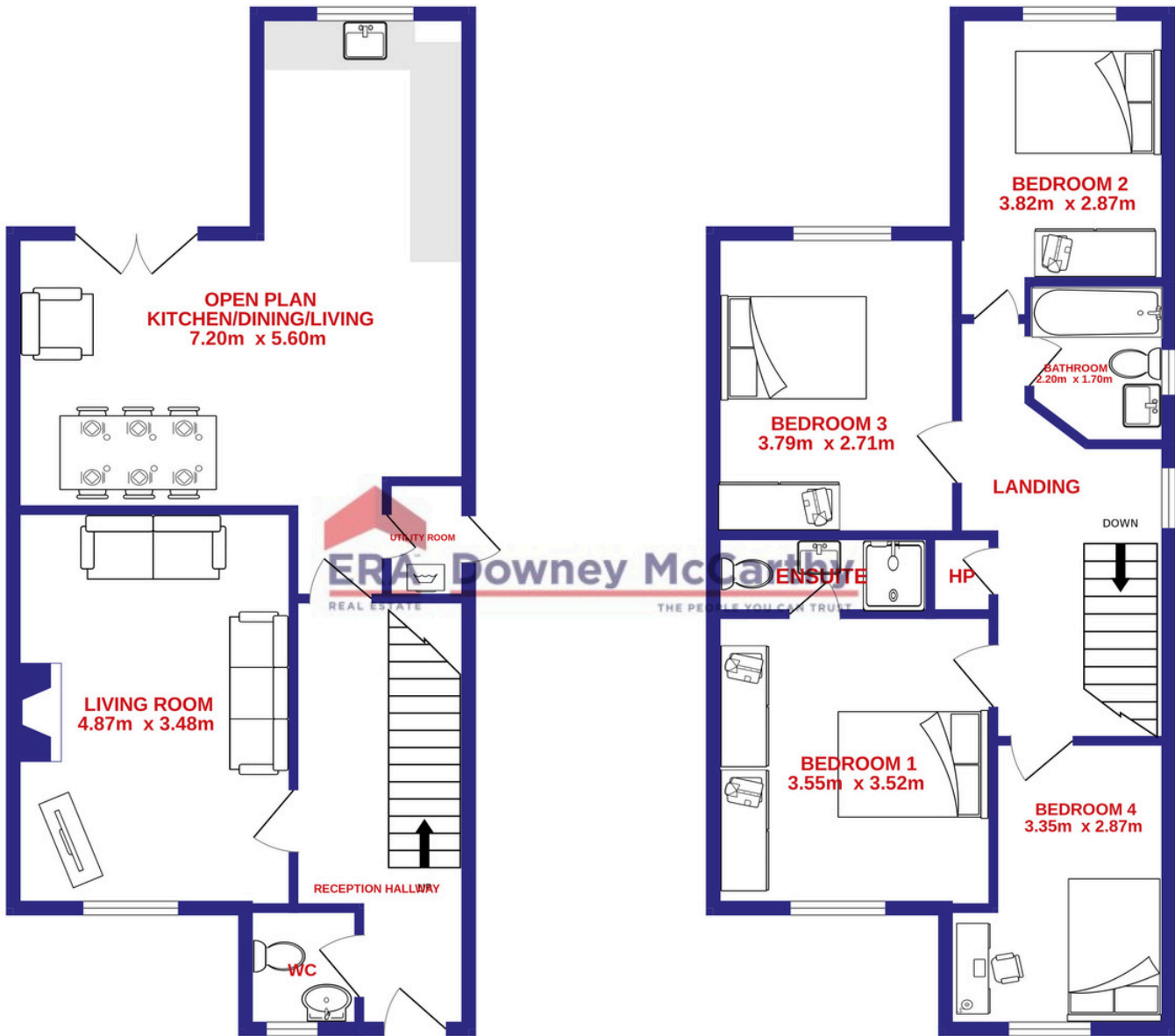
| GARDENS AND EXTERIOR



The front of the property has an attractive maintenance free façade of brick and pebble dash. There is a cobble lock driveway to facilitate off street parking for two vehicles. A secure side gate allows access to the rear garden.

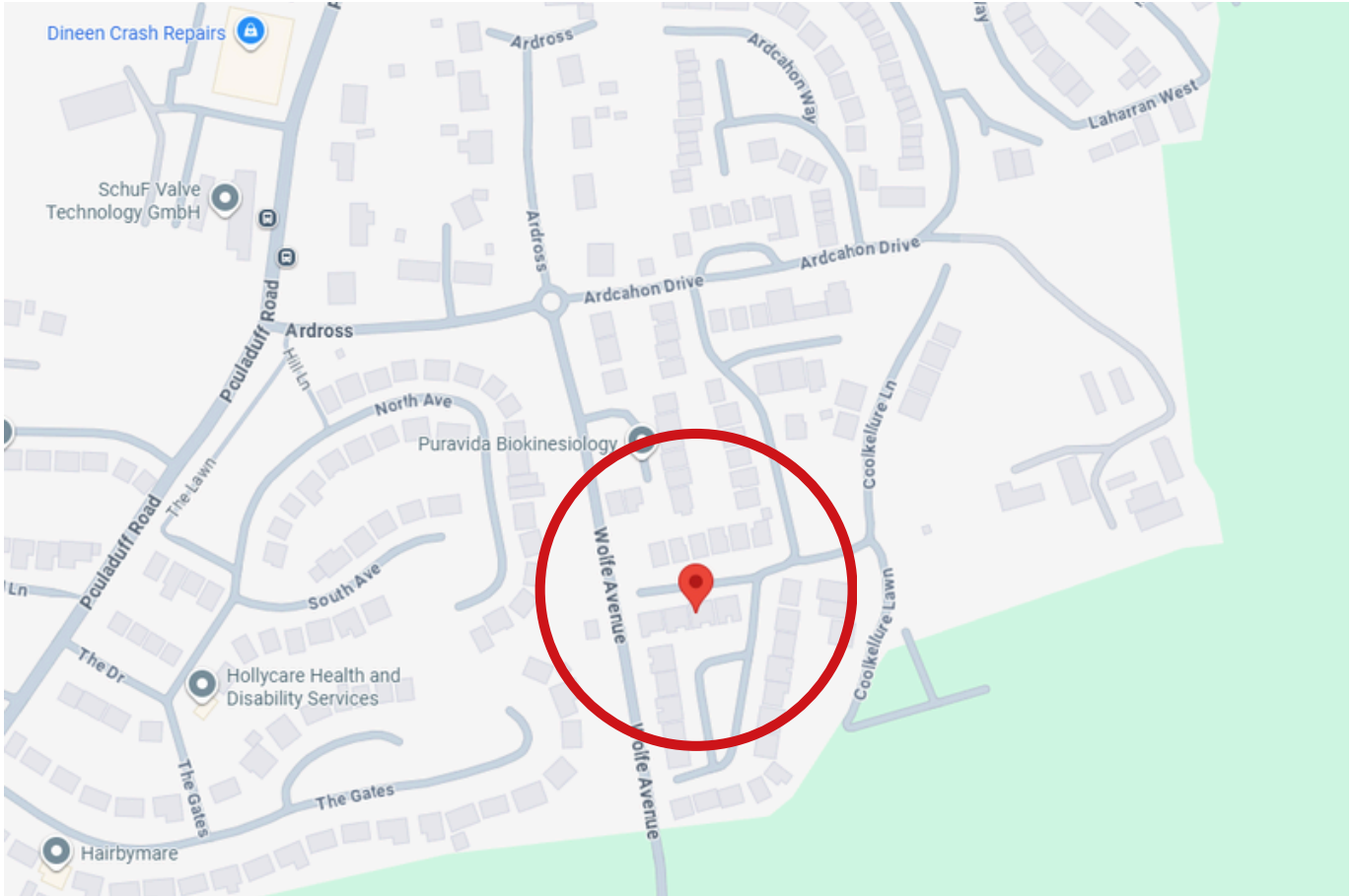
The rear of the property is fully enclosed and offers a south facing aspect. There is a superb patio area located off the dining space, a maintenance free artificial garden area, raised flower beds, and a large Barna shed is included as part of the sale. There is an external tap and external lighting.

| FLOOR PLAN



| DIRECTIONS

Please see Eircode T12 TD3T for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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