

## 18 Killary Green, Knocknaheeny, Cork



ERA Downey McCarthy are delighted to bring to the market this superbly presented, three bedroom terraced property in the new residential development of Killary Green. The property benefits from modern and attractive finishes throughout as well as a fantastic fully enclosed rear garden and patio area. Viewing highly recommended.



**AMV: €250,000**

**BER A3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 100 Sq. M / 1,076 Sq. Ft
- Built in 2019
- BER A3
- Gas fired central heating
- Double glazed windows
- Three bedrooms
- Superbly presented throughout
- Modern fitted kitchen
- Enclosed rear garden
- Overlooking a green area to the front
- Off street parking
- Located close to a host of local amenities including schools, St Mary's Primary Care Centre, bars, supermarkets, church, library
- On the 201 and 202 bus routes

## | RECEPTION HALLWAY

4.48m x 1.92m (14'6" x 6'2")

A PVC door with glass panelling allows access to the main reception hallway. The bright and welcoming hallway features tile flooring, one centre light piece, one radiator and an alarm.



## | LIVING ROOM

3.94m x 3.78m (12'9" x 12'4")

The spacious living room has one large feature bay window to the front of the property which allows extensive natural light to flood the room. The living room has one centre light piece, laminate timber flooring, one radiator, neutral décor and ample power points. A door allows access to the kitchen/dining area.



## | KITCHEN/DINING

3.68m x 3.77m (12'0" x 12'3")

The modern fitted kitchen/dining area has one large window to the rear of the property, tile flooring, one radiator and one centre light piece. The kitchen features fitted units at eye and floor level with worktop counter and tile splashback, integrated oven, hob, space for a fridge freezer, ample power points and a new gas boiler.



## | UTILITY ROOM

4.36m x 1.92m (14'3" x 6'2")

The utility room has tile flooring, one centre light piece, ample power points and fitted units at eye level. There is plumbing for a washing machine/dryer and storage space. Doors allow access to the downstairs w.c and the rear of the property, respectively.



## | W.C

1.48m x 1.64m (4'8" x 5'3")

Located on the ground floor, this w.c features a two piece suite, tile flooring, one centre light piece, one radiator and one frosted window to the rear of the property.



## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one radiator, access to the hot press, access hatch to the attic and solid doors leading to all rooms.



## | BEDROOM 1

3.59m x 3.66m (11'7" x 12'0")

This spacious double bedroom has laminate timber flooring, one centre light piece, one radiator, one window to the rear of the property and ample power points.



## | BEDROOM 2

4.04m x 3.13m (13'2" x 10'2")

This double bedroom has laminate timber flooring, one centre light piece, one radiator, one window to the front of the property and ample power points.



### | **BEDROOM 3**

2.84m x 2.59m (9'3" x 8'4")

This large single bedroom has laminate timber flooring, one centre light piece, one radiator, one window to the front of the property, built-in storage and ample power points.



### | **BATHROOM**

1.93m x 2.61m (6'3" x 8'5")

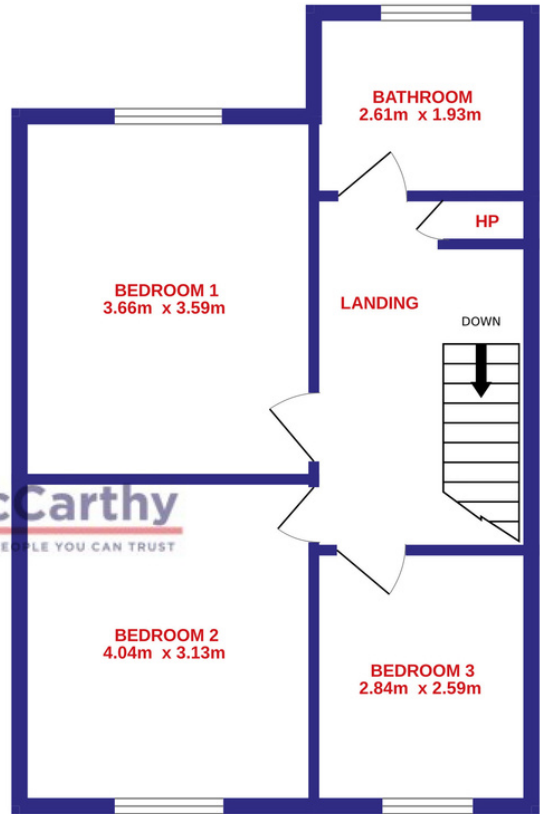
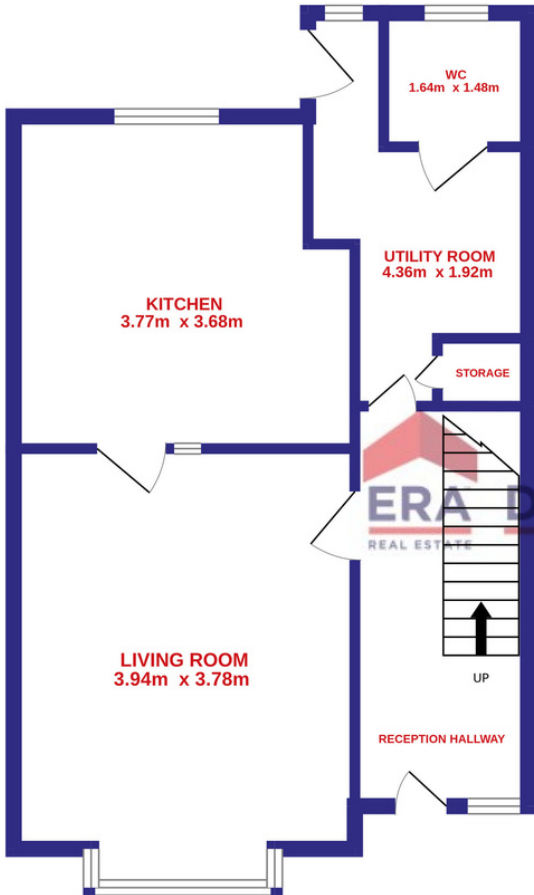
The superbly appointed family bathroom features a three piece suite which including a pump action shower, modern floor and wall tiling, one frosted window to the rear, one radiator and one centre light piece.



# FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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TOTAL FLOOR AREA : 100.0 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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## | DIRECTIONS

Please see Eircode T23 YRR6 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Kevin Nagle, Babbington Clarke & Mooney, 48 South Mall, Cork

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