

## 37 Laurel Ridge, Shanakiel, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and recently modernised three bedroom end of terrace property. The property benefits from its elevated site which offers panoramic views to the front, and a south facing aspect. The property is ideally located within walking distance of Apple Headquarters in Hollyhill, Laurel Ridge is also convenient to Sundays Well, UCC and CUH with the western suburbs of Bishopstown, Ballincollig and Blarney also within easy reach.



**AMV: €295,000**

**BER C3**

**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. 79.34 Sq. M. / 854 Sq. Ft.
- Built in 1983
- BER C3
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- South facing aspect to the front
- Panoramic views over Cork city
- Fully enclosed rear garden
- Much sought after residential location with UCC, CUH, & Cork city centre within short driving distance
- Walking distance to Apple Computers HQ
- Close to all local amenities, schools, shops, garage etc.
- On the 202 bus route

## | PORCH

0.9m x 1.8m (2'9" x 5'9")

A sliding door allows access to a porch area which has tile flooring and one centre light piece. A PVC door with glass side panelling and fan light allows access to the main reception hallway.

## | RECEPTION HALLWAY

3.42m x 1.8m (11'2" x 5'9")

The bright and welcoming reception hallway has laminate timber flooring, attractive décor, one large radiator, one centre light piece, under stair storage, and one power point.





## | LIVING ROOM

4.1m x 3.17m (13'4" x 10'4")

A superb main living room has two windows to the front of the property, offering superb views across the surrounding city from this elevated location. The room has laminate timber flooring, attractive décor, an open fireplace, one centre light piece, two wall-mounted light pieces, one large radiator, two power points, two telephone points, and one television point.



## | KITCHEN/DINING

3.48m x 5.11m (11'4" x 16'7")

The kitchen/dining area features modern pippy oak fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes plumbing for a washing machine and dishwasher, space for a fridge freezer, an oven, and an integrated extractor hood. The room has new vinyl flooring throughout, extensive dining space, one window to the rear of the property, two light pieces, one large radiator, thirteen power points, and two telephone points. A sliding door allows access to the rear garden.



## | STAIRS AND LANDING

2.88m x 1.9m (9'4" x 6'2")

The stairs and landing are fitted with new carpet flooring. At the top of the landing there is one centre light piece, a hot press area which is shelved for storage, and a Stira staircase allowing access to the attic.

## | BEDROOM 1

3.8m x 3.15m (12'4" x 10'3")

A spacious double bedroom has two windows to the front of the property, both including curtain rails and curtains. The room has new carpet flooring and attractive décor. There is an impressive array of Sliderobe fitted units from floor to ceiling, extensive storage space, one centre light piece, one radiator, and two power points.



## | BEDROOM 2

3.3m x 3.15m (10'8" x 10'3")

A spacious double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has new carpet flooring, an impressive array of Sliderobe fitted units from floor to ceiling, one large radiator, one centre light piece, and two power points.





### | **BEDROOM 3**

2.9m x 2.05m (9'5" x 6'7")

This spacious single room has one window to the front of the property offering panoramic views over Cork city. The room has new carpet flooring, built-in bed frame with storage space, one large radiator, one centre light piece, and two power points.



### | **BATHROOM**

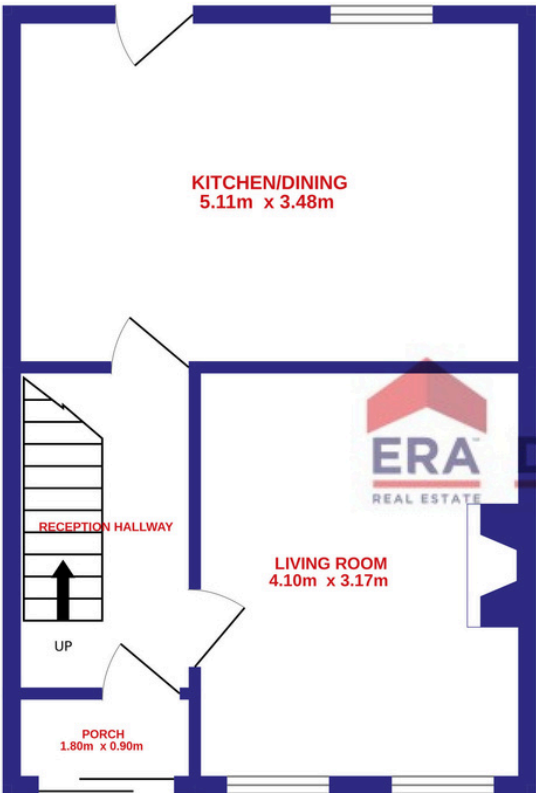
1.8m x 1.9m (5'9" x 6'2")

The family bathroom features a three piece suite including a double walk-in shower area. There is one window to the rear of the property, impressive floor and wall tiling, one centre light piece, and one radiator.

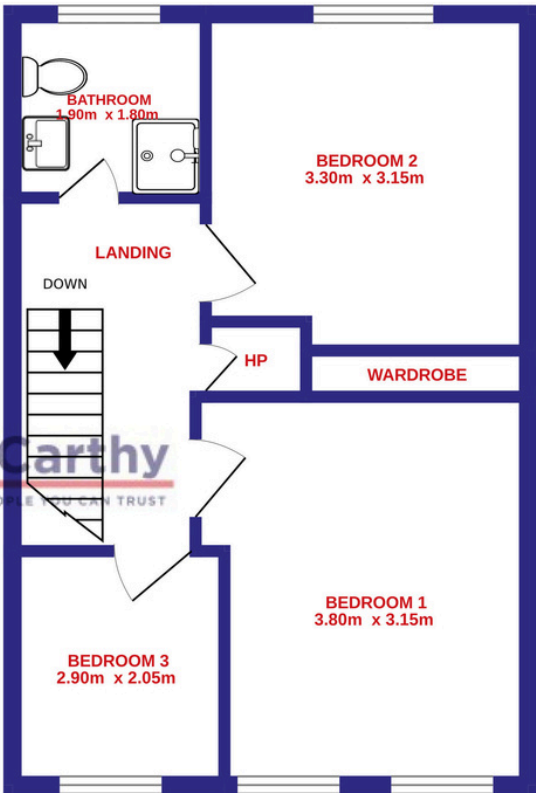


| FLOOR PLAN

GROUND FLOOR



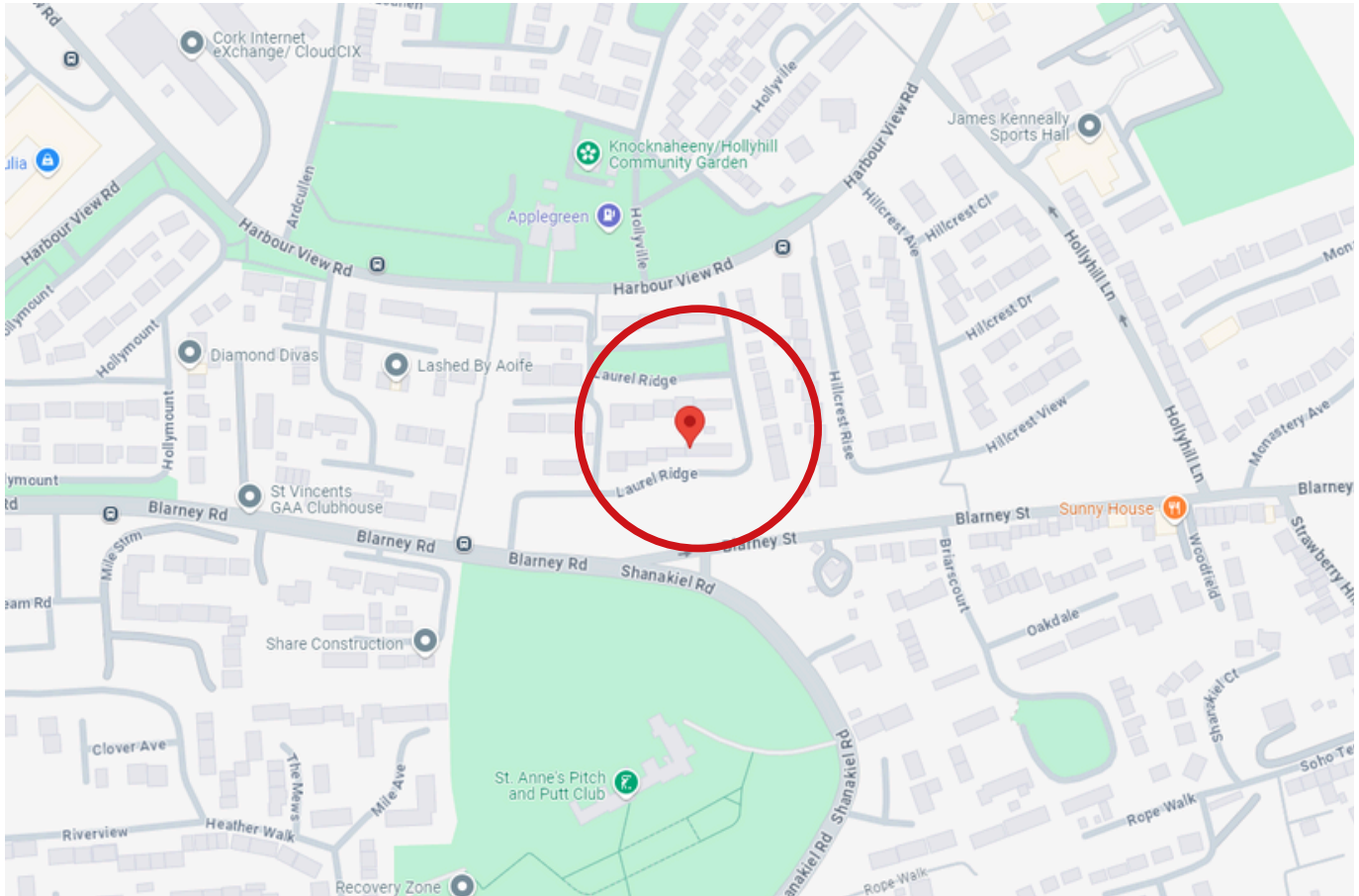
1ST FLOOR



ERA Downey McCarthy  
REAL ESTATE THE PEOPLE YOU CAN TRUST

## | DIRECTIONS

Please see Eircode T23 C81V for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Shane Moloney, Coakley Moloney Solicitors, 49 South Mall, Cork

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.