

## 34 The Crescent, Harbour Heights, Passage West, Cork.

**BER C1**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this immaculately presented four bedroom semi detached property in the much acclaimed development of Harbour Heights, Passage West.

Finished with high end walnut timber flooring, impressive modern tiling throughout, a modern high gloss fitted kitchen and offering 4 spacious bedrooms and 2 separate living room this magnificent property has a lot to offer a discerning purchaser.



**AMV €310,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.6m x 2.1m

An open porch allows access to a teak door with centre and side glass paneling which allows access into the reception hallway.

This magnificently presented and spacious hallway sets the tone for the entire property and is finished with superb décor including high quality walnut timber flooring. The area has extensive under-stairs storage, two power points, two phone points, two centre light piece, recess spot lighting and one radiator cleverly disguised behind a radiator cover. A door way with glass panels on either side allows access into the living room.

- Guest W.C

Located off the hallway the guest W.C offers a two piece suite and is finished with magnificent modern tiling on the floor and from floor to ceiling with attractive border tiles. Features include one window to the side of the property and one centre light piece.

- Living Room 6.3m x 3.9m

The main living room has one window to the front of the property and includes a curtain rail and curtains. The room has stylish modern décor with recess spot lighting, two centre light piece and coving around the ceiling. A feature fireplace with a granite hearth, granite surround and a gas insert is the focal point of the room. Double doors with glass paneling at the rear of room allows access into the lounge. Features include eight power points, one phone point and one television point.



- Kitchen/Dining Room 5.8m x 2.9m

The kitchen features top quality, high gloss fitted units at eye and floor level on both sides of the room with a granite worktops and tile splash backs. The room has tile flooring with an attractive border in-lay tile and at the rear of the room the property benefits from a dual aspect with one window overlooking the rear yard and the other window to the side of the property.

The kitchen includes an integrated oven, hob, extractor fan, fridge/freezer, plumbing for a dishwasher and has recess spot lighting throughout. There are eleven power points within the kitchen. A door from the kitchen allows access into a utility room.



The dining area which is spacious in its nature has two power points, one radiator and one t.v point. The entire room is beautifully presented and benefits from its sunny south westerly aspect.

- Utility Room

The utility room has tile flooring and a PVC door with glass paneling which allows access to the side of the property. The room has plumbing for a washing machine, space for a drier, wall mounted worktop counter space with integrated shelving, one centre light piece, one radiator and four power points.

- Lounge

3.4m x 2.8m

This versatile room which is accessed from the kitchen or the living room has magnificent semi-solid walnut timber flooring. The area has recess spot lighting, one large radiator, four power points, one television point and double doors from this room allow access to the rear yard and patio area.

- Stairs and landing

A magnificent staircase which is finished with a decorative carpet inlay allows access to the first floor landing. The landing area has solid timber flooring which has been hand painted, two power points, a hot press which has been shelved for storage and one window to the side of the property with curtain rail and curtain. There are two light fittings, one radiator and a Stira staircase which allows access to the attic.

- Bedroom 1

4.3m x 3.7m

A superb main bedroom has one window to the front of the property including a curtain rail and curtains. The room has high quality sliderobe fitted units with extensive storage space, walnut laminate timber flooring, one large radiator, one centre light piece, six power points and one television point.





- En Suite 

The en suite bathroom features a two piece suite with a corner shower area incorporating a red ring electric shower. The room has magnificent tiling from floor to ceiling with decorative inlay tiles. Features include recess spot lighting, one extractor fan and one sky tube for natural light.
- Bedroom 2                      3.0m x 3.2m 

A superb double bedroom has two windows to the rear of the property both including roller blinds. The room has magnificent décor throughout with an impressive array of Sliderobe fitted units. Features include laminate timber flooring, one centre light piece, one large radiator, six power points and one television point.
- Bedroom 3                      2.8m x 2.7m 

A superb double room has one window to the rear of the property with a roller blind, a curtain rail and curtains. The room has solid timber flooring, one centre light piece, one large radiator, six power points and one television point.
- Bedroom 4                      3.6m x 2.4m 

A single room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, built-in units, one radiator, one centre light piece, six power points and one television point.
- Main Bathroom                1.7m x 2.2m 

The family bathroom features a three piece suite and incorporates a red ring electric shower fitted over the bath. The room has magnificent tiling throughout with bespoke mosaic tiling and border tiles. There is recess spot lighting, one extractor fan, one sky tube for natural light and a PVC panelled ceiling.

### Features

- Decorated to Show house standard
- Magnificent tiling throughout
- Modern fitted kitchen with high gloss units
- Double glazed windows
- Gas fired central heating
- BER C1
- Approx. 1300 Sq Ft
- 4 spacious bedrooms
- Impressive sliderobe fitted units

### Directions

Please see Eircode T12 A52T for directions.



Garry O'Donnell  
 60 South Mall, Cork  
 087 7522244  
 garry@eracork.ie

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.



AMV €310,000

PSRA Licence No. 002584