

8 Parkmeade Close, Parklands, Commons Road, Cork



ERA Downey McCarthy are delighted to present to the market this spacious four bedroom semi-detached property, positioned in a mature and sought after location in Parklands. The property is presented in great condition and benefits from its convenient and quiet cul-de-sac location, along with a sunny south-west facing rear aspect.

Accommodation consists of porch, reception hallway, living room, kitchen/dining area, family room, utility room, shower room and a garage on the ground floor. Upstairs the property offers four spacious bedrooms and the main family bathroom.

AMV: €350,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 146.15 Sq. M. / 1,573 Sq. Ft.
- Built in 1980
- BER D2
- Potential to go to an A2 rating
- Four bedrooms upstairs
- Adjoined garage with potential
- South-west facing aspect
- Off street parking
- Quiet cul-de-sac location
- Close to all amenities including supermarkets, schools, cinema, 215 and 243 bus routes
- Immediate access to N20 road network with routes to Blarney, Blackpool, Cork city centre

| PORCH

0.91m x 2.69m (2'9" x 8'8")

A sliding glass door allows access into the porch area, which has tile flooring, one centre light fitting and a PVC door with centre glass panelling allowing access into the main reception hallway.

| RECEPTION HALLWAY

3.76m x 2.75m (12'3" x 9'0")

The hallway has carpet flooring, a large radiator, centre light fitting, smoke alarm and under stair storage.



| LIVING ROOM

5.75m x 3.58m (18'8" x 11'7")

The living room has a window overlooking the front of the property, a beautiful feature fireplace with marble surround, two light fittings, a radiator, carpet flooring and attractive décor.



| KITCHEN/DINING ROOM

5.1m x 2.86m (16'7" x 9'3")

The kitchen/dining has solid fitted units at eye and floor level with extensive worktop counter and tile splashback, tile flooring, a stainless steel sink, one window to the rear, integrated oven/hob/extractor fan, space for a microwave, neutral décor, one large radiator, two light fittings and extensive dining space. An archway allows access into the family room.



| FAMILY ROOM

3.18m x 3.57m (10'4" x 11'7")

The family room has wooden flooring, a sliding door allowing access to the rear garden, attractive neutral décor and one centre light fitting.



| UTILITY ROOM

2.95m x 2.74m (9'6" x 8'9")

Located off the kitchen/dining area, the utility room has space for a washer and dryer, space for a fridge freezer, extensive worktop counter, built-in storage units, one window to the rear and a door allowing access into the guest w.c.



| SHOWER ROOM

2.52m x 1.46m (8'2" x 4'7")

The shower room features a three piece suite including a shower cubicle incorporating a Mira Elite electric shower, floor and wall tiling, a heated towel rail, extractor fan, frosted window to the side of the property, centre light fitting and a wall-mounted light fitting.



| GARAGE

5.59m x 2.77m (18'3" x 9'0")

The garage has great potential to convert to future living space such as a home office or a playroom. At present it can accommodate additional parking for one vehicle and is currently in use for storage space. The room has concrete flooring and one large window to the side of the property.



| STAIRS AND LANDING

3.51m x 3.16m (11'5" x 10'3")

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, access to a storage press, neutral décor, a centre light fitting and an access hatch to the attic.



| BEDROOM 1

4.81m x 3.21m (15'7" x 10'5")

This is a spacious double bedroom with one window overlooking the front of the property, timber flooring, fitted units from floor to ceiling, radiator, centre light fitting.



| BEDROOM 2

4m x 3.21m (13'1" x 10'5")

Another double bedroom that has a window to the rear of the property, timber flooring, built-in wardrobe units, one radiator, one centre light fitting.



BEDROOM 3

2.5m x 3.13m (8'2" x 10'2")

This single bedroom has one window overlooking the rear of the property, timber flooring, built-in wardrobe units, radiator, centre light fitting.



BEDROOM 4

2.84m x 3.16m (9'3" x 10'3")

This bedroom has a window to the front of the property, timber flooring, built-in wardrobe units, radiator, centre light fitting.



MAIN BATHROOM

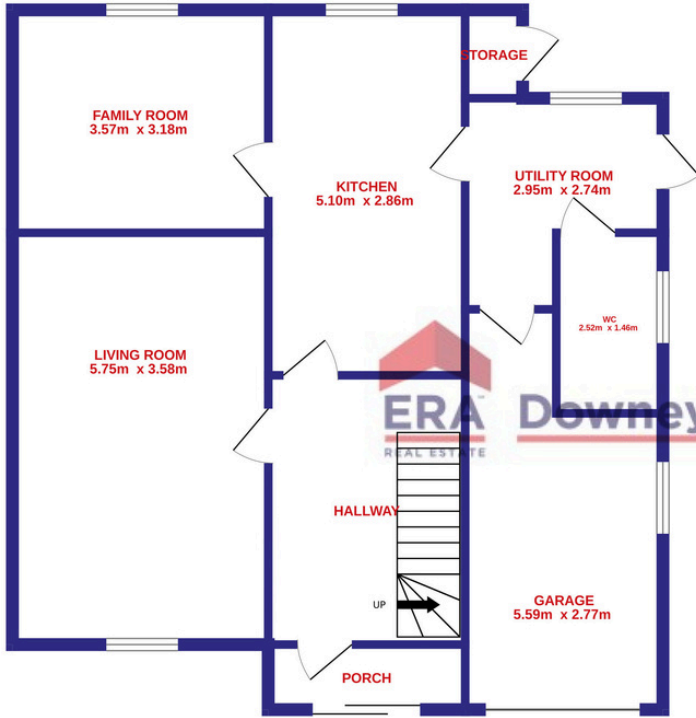
1.65m x 2.07m (5'4" x 6'7")

The main family bathroom features a four piece suite including a Triton T80i electric shower fitted over the bath, floor and wall tiling, radiator, extractor fan, frosted window to the side of the property, and a centre light fitting.

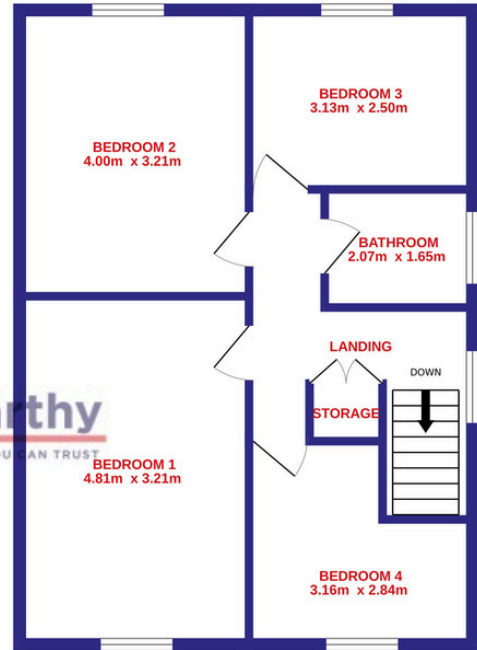


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

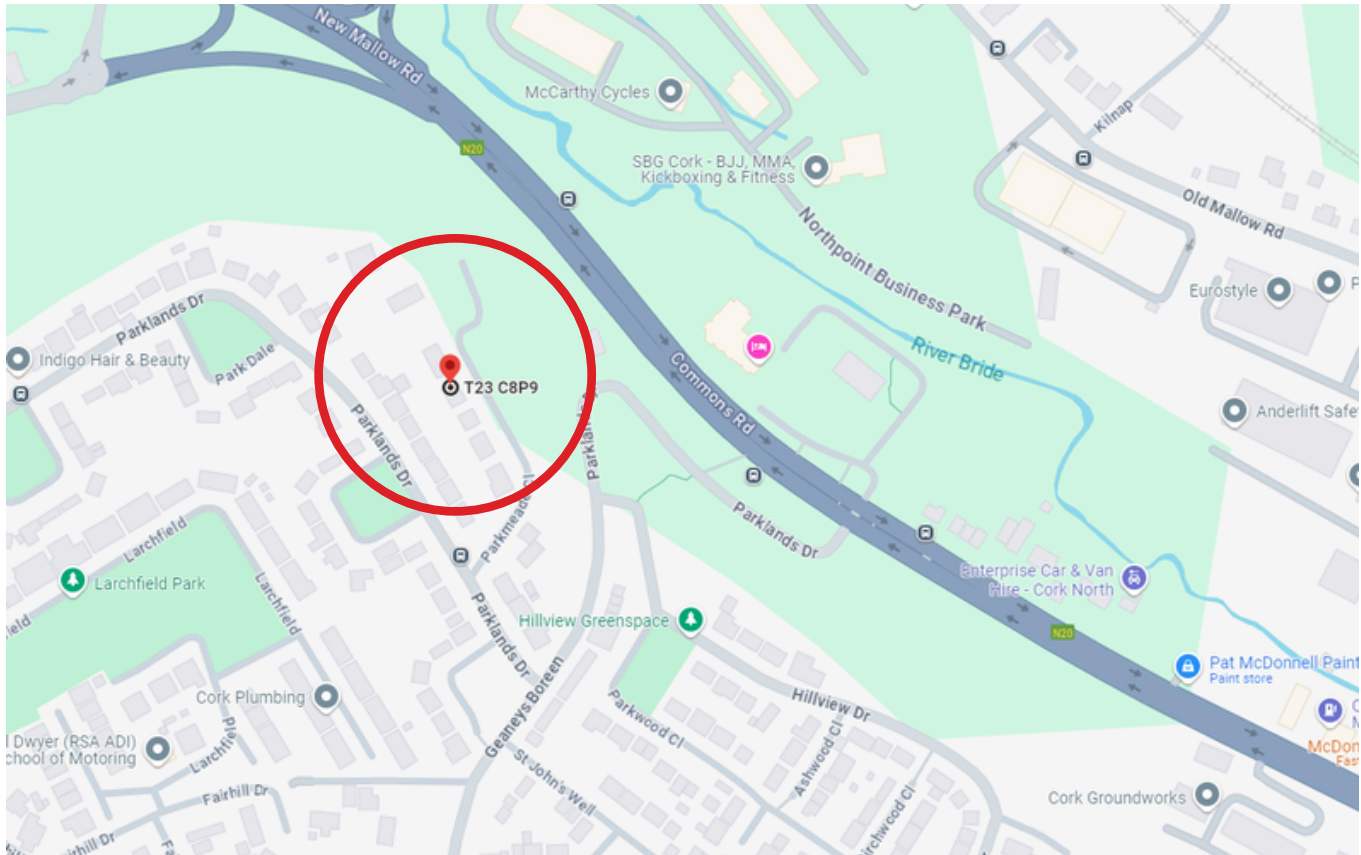


The front of the property has a tarmac driveway to facilitate off street parking. There is a garden area which is laid to lawn with mature shrubs and plants abounding.

The rear of the property is fully enclosed. There is a patio area to the side of the property, and a garden area which is laid to lawn. The oil tank is also located here.

| DIRECTIONS

Please see Eircode T23 C8P9 for directions.



| ALL ENQUIRIES TO:



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