

11 South Avenue, Matthew Hill, Lehenaghmore, Cork.

BER C2



ERA Downey McCarthy are delighted to present this well appointed 3 bedroom semi-detached property in the much sought after location of Matthew Hill, Lehenaghmore. This property is in super condition throughout and consists of entrance hallway, guest w.c, living room, kitchen and dining room. The first floor comprises of two double bedrooms, single bedroom, ensuite and main bathroom.



AMV €260,000

PSRA Licence No. 002584

Accommodation

- Entrance Hallway 4.69m x 1.85m
- Guest W.C 1.63m x 0.78m
- Living Room 3.55m x 4.42m

The entrance hallway has three recessed ceiling lights, one smoke alarm, one radiator, two power points, two phone points and laminate timber flooring. The guest W.C is located under the stairway.

The guest W.C has one W.C, one wash hand basin, ceiling light, tile floor and one window overlooking the side of the property.

The living room has one centre ceiling light, one window overlooking the front of the property and one radiator. Other features include six power points, open fireplace with timber and cast-iron surround and laminate timber flooring.



- Kitchen 6.02m x 2.63m

The kitchen has one ceiling light fitting and four recessed lights in the kitchen area. One window overlooks the rear and a door allows access out to the rear garden. The kitchen has built-in units at eye and floor level, an integrated fridge freezer, electric hob and oven. The kitchen also has plumbing for a washing machine and drier.



- Dining Room 2.79m x 3.61m

Other features include one radiator and tile floor.

The dining room has a sliding patio door which leads out to the rear. Features include one centre ceiling light, one radiator and carpet flooring. This room also has six power points.

- Stairs and landing 3.07m x 2.06m

The stairs and landing have carpet flooring throughout. The landing has one centre ceiling light, access to the attic and the hot press is also accessed off this area. The hot press is shelved and includes the hot water cylinder with electric immersion.

- Bedroom 1 2.97m x 3.83m

The main bedroom includes one centre ceiling light, one window to the front of the property, one radiator, four power points and timber flooring. The bedroom also has an en suite bathroom.



- En Suite 0.91m x 2.43m

This en suite is fully tiled and includes a Mira Elite 2 electric shower in a shower cubicle. Features include one wash hand basin, one W.C, one centre ceiling light and one extractor fan.

- Bedroom 2 3.4m x 3.21m

A double bedroom with one centre ceiling light, one window to the rear of the property, one radiator, four power points and a timber floor.

- Bedroom 3 2.47m x 2.75m

This bedroom has one window to the front of the property, one ceiling light, one radiator, a built-in wardrobe over the stairs, two power points and timber flooring.



- Main Bathroom 2.04m x 2.12m

The bathroom has one window overlooking the rear garden, one centre ceiling light, the walls and floor are fully tiled, one bath with a shower head overhead, one W.C, one radiator and one wash hand basin.

Features

- Approx. 1,047 sq.ft (97.24 sqm)
- Gas Central Heating
- Cul-de-sac location looking onto a large green area
- Large garden to rear

Directions

Please see eircode T12 HX6D for directions.

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