

13 Ardkeale, Mount Oval, Rochestown, Cork 



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this spectacularly presented, larger style 2 bedroom Townhouse, which is positioned on possibly the finest L shaped site with perfectly manicured lawns and landscaped flower beds within the Mount Oval development.



€275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.9m x 2.0m

A teak door with attractive centre glass paneling allows access to the main reception hallway. This bright and spacious reception hallway offers attractive décor throughout which includes high quality laminate timber flooring, coving surrounding the ceiling, one centre light piece and one large radiator. The area has two power points, 1 phone point, an alarm control point and extensive built-in storage under the stairs. There is one smoke alarm and one thermostat control for the heating.

A timber door with glass panels allows access from the hallway to the living room.

- Living Room 3.8m x 5.5m

This superb living room offers a dual aspect with west and north facing windows. The room has attractive décor throughout with luxurious modern colour schemes. There are two windows to the side of the property both including roman blinds and a sliding door which allows access to the patio area and back garden. The room has high quality laminate timber flooring, coving surrounding the ceiling, one centre light piece and a superb free-standing gas stove with a solid timber mantel piece. The room includes ten power points, one large radiator and two television points. Double doors with glass paneling allow access into the kitchen/dining area from the room.



- Kitchen/Dining Area 3.98m x 3.5m

A door off the hallway also allows access to a superb kitchen/dining area. The kitchen/dining area features a modern fitted kitchen with hand painted units at eye and floor level in a U shape with integrated strip lighting fitted within the eye level units. There is an extensive worktop counter with tile splash back, one window to the rear of the property with roller blind and a PVC door with glass paneling allows access to the rear patio area and garden.

The area features tile flooring, an integrated extractor hood, gas hob, double oven, fridge freezer, dishwasher and a washing machine.

The dining area has one centre light piece, one large radiator, extensive dining space, eleven power points and one large radiator.



- Stairs and Landing 2.4m x 2.0m

The stairs and landing have been fitted with carpet flooring throughout. At the top of the landing there is a stira staircase that allows access to the attic. There is one centre light piece, one mains operated smoke alarm, one thermostat control for the heating, a hot press which is shelved for storage and one power point.

- Bedroom 1 4.0m x 4.4m

This large double bedroom has two windows both facing the rear of the property and include roman blinds. The room has high quality décor throughout, impressive built-in units from floor to ceiling and solid timber flooring which has been sanded and varnished to a high quality finish. The area has one centre light piece, one large radiator, five power points, one television point, one telephone point and a door from the room allows access to an en suite bathroom.



- En Suite

The en suite features high quality modern tiling from floor to ceiling. The area has a walk-in shower fitted with a Triton T90XR electric shower. There is one centre light piece, one extractor fan, one window to the front of the property and one wall mounted mirror with integrated lighting.

- Bedroom 2 3.4m x 3.4m

A spacious double bedroom that has two large windows to the rear of the property both with roller blinds. The room has high quality décor with solid

timber floor that has been sanded and varnished. There is built-in units from floor to ceiling, wall mounted shelving, one centre light piece, one large radiator and six power points.



- Family Bathroom 2.0m x 1.7m

The family bathroom features a three piece suite and has impressive tiling from floor to ceiling. There is one window to the side of the property with frosted glass and roman blind, one centre light piece, one wall mounted light piece, one radiator and a mains operated shower located off the bath.

Features

- 914 Sq Ft/ 85 Sq M
- Spectacular rear and side garden with south, west and north facing aspects
- Magnificent two bed town house
- Over €15,000 of home & garden landscaping improvements to property in recent years
- Assigned own space car parking outside marked No.13
- Gas fired central heating
- Double glazed windows
- High Speed Broadband up to 75Mb available at location
- 2 minute walk to shops, pub, restaurant, doctor surgery, gym, crèche and schools in Mount Oval

Directions

Enter Mount Oval Village from the N28 Carrs Hill exit and proceed up hill into the estate. Proceed through the estate and take the 3rd left hand turn into Ardkeale. No 13 is located at the rear of the cul de sac.

Enter Mount Oval Village at the traffic lights on Clarkes Hill and proceed through the estate. Pass the shopping mall on the right hand side and take the 2nd right hand turn into Ardkeale. No 13 is located at the rear of the cul de sac.

Garry O'Donnell
60 South Mall, Cork
087 752 2244
garry@eracork.ie



€275,000

PSRA Licence No. 002584