

12 Maple Lane, Castlelake, Carrigtwohill, Co. Cork 



ERA Downey McCarthy are delighted to present to the market this 3 bed mid terrace home situated in a the modern development of Castlelake, Carigtwohill, Co. Cork.

Accommodation includes: entrance hallway, guest w.c., living room, kitchen/dining room, 3 bedrooms, en-suite and a family bathroom. Overall this property has all the elements to make it a must see!



AMV €195,000

PSRA Licence No. 002584

Accommodation

- Entrance Hallway 4.9m x 2.1m

A bright spacious reception with attractive neutral décor including laminate timber flooring. The area has one centre light piece, one large radiator, extensive under stairs storage, ample power points, one phone point and solid teak doors lead to all downstairs rooms.

- Living Room 5.1m x 2.9m

The downstairs accommodation has a open plan design for the living/kitchen/dining areas. A spacious living room has a window to the rear of the property, attractive décor throughout including high quality laminate flooring, one centre light piece, open fire place, one large radiator, ample power points and one tv point.



- Kitchen/Dining Room 7.8m x 4.96m

A bright spacious kitchen/dining area with modern units at eye and floor level. The area has extensive work top counter space and tiled splash back, tiled flooring and one centre light piece. The kitchen is plumbed for a washing machine and dishwasher, has space for cooker and integrated extractor fan. There is one smoke alarm, stainless steel drainer unit, extensive dining space, one large radiator and ample power points. A single glass door leads to the rear garden.



- Guest W.C

The guest w.c. is located off the hallway with plenty of space for storage, one centre light fitting, one radiator, one was hand basin and tiled flooring.

- Stairs & Landing 5.1m x 2.9m

The stairs and landing has been fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, access to the attic, one smoke alarm and a hot press area shelved for storage.

- Bedroom 1 3.0m x 4.9m

A spacious double bedroom has two windows to the front of the property which include curtain rail and curtains. The room has carpet flooring, built in units from floor to ceiling, one centre light piece, one radiator, ample power points and a doorway off the room allows access to an en-suite.



- En-Suite 2.3m x 1.2m

The en-suite features a three piece suite with a corner shower. The room has one centre light piece, one wall mounted light piece, one extractor fan, wall mounted shelving and tiled splash back surrounding the sink.

- Bedroom 2 3.1m x 2.9m

A spacious double bedroom has one window to the rear of the property including curtain rail and curtains. The room has carpet flooring, one centre light piece, one large radiator, attractive décor and ample power points.



- Bedroom 3 2.2m x 2.8m This single bedroom has one window to the rear of the property which includes roller blind, neutral décor, one radiator, one centre light piece and power points.
- Main Bathroom 2.3m x 1.7m The main bathroom features a three piece suite with a mains operated shower over the bath. There is one centre light piece, one radiator, tiled flooring, tiling surrounding the bath and sink and one wall mounted shelf.



Features

- 1,023 sq ft
- Built in 2003
- Well laid out living accommodation
- Off street parking for two cars
- Spacious rear garden
- Maintenance free exterior brick at front of property
- Located within walking distance of Aldi & Carrigtwohill village

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