

14 Courtyard Lodges, Fota Island Resort, Fota, Cork



ERA Downey McCarthy are delighted to present to the market this superb three bedroom terraced property which is situated within an idyllic, sylvan location in Fota Island Resort, close to a host of amenities as well as being just a 20 minutes' drive to Cork city centre. The resort is also easily accessed via train with Fota train station close by.



AMV: €305,000

BER B3

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PSRA No. 002584

| FEATURES

- Approx. 96.42 Sq. M / 1,038 Sq. Ft.
- Built in 2003
- BER B3
- Gas fired central heating
- Three bedrooms
- Sold fully furnished
- Private patio area and a spacious communal rear garden
- Superb location within Fota Island Resort which is adjacent to the Fota Island Golf Course
- Within walking distance to Fota Wildlife Park
- 20 minutes' drive to Cork city centre
- Within easy access of Fota Train Station with services to Cork and Midleton
- Easy access to N25 road network
- Ample parking

| RECEPTION HALLWAY

2.58m x 2.17m (8'4" x 7'1")

The reception hallway has one centre light fitting, one wall-mounted radiator, tile flooring. A door allows access to the guest w.c.



| GUEST W.C

2.28m x 2.16m (7'4" x 7'0")

The guest w.c features a two piece suite, floor and wall tiling, three integrated ceiling lights, a wall-mounted mirror, an extractor fan and one wall-mounted radiator/towel rail. The w.c also features a changing bench and storage space for golf clubs.



| OPEN PLAN KITCHEN/DINING/LIVING

This is a large, open plan room which is dual aspect with two windows to the front of the property, one window to the rear and double doors allowing access to the communal garden. Throughout the room there is attractive cornicing and attractive flooring.

**Living/Dining Area 8.1m x 3.64m
(26'5" x 11'9")**

This area of the room has four recessed ceiling lights, one pendant light fitting, one wall-mounted radiator, a feature wallpaper wall, a feature log fireplace with gas fire effect. The room includes a three piece furniture suite, large display cabinet, television with surround sound, table and a study desk.

Kitchen 3.01m x 2.3m (9'8" x 7'5")

The kitchen has four recessed spot lighting, fitted units at eye and floor level, attractive granite worktop counter, granite splashback, integrated microwave, double oven, extractor fan, electric hob, integrated fridge freezer, integrated washer/dryer and ample power points.



| STAIRS AND LANDING 2.91m x 1.98m (9'5" x 6'4")

The stairs and landing area are fully carpeted. The landing has power points, access to the attic and access to a hot press.



| BEDROOM 1

3.38m x 3.8m (11'0" x 12'4")

This spacious double bedroom has one large window to the front, one centre light fitting, a wall-mounted radiator, double built-in wardrobe with integrated trouser press, safe, fitted bedframe, two lockers, carpet flooring and power points. A door allows access to an en suite bathroom.



| EN SUITE

1.57m x 1.7m (5'1" x 5'5")

The en suite bathroom features a three piece suite including a corner shower cubicle, three integrated ceiling lights, floor and wall tiling and a wall-mounted towel rail.



| BEDROOM 2

4.03m x 3.14m (13'2" x 10'3")

Another large double bedroom has two windows to the rear, one centre light fitting, a wall-mounted radiator, double built-in wardrobe with integrated shelving, safe, fitted bedframe, two lockers, carpet flooring, television with television stand and power points.



| **BEDROOM 3**

2.97m x 2.61m (9'7" x 8'5")

This bedroom has one window to the rear, one centre light fitting, a wall-mounted radiator, double built-in wardrobe with integrated shelving, safe, fitted bedframe, two lockers, carpet flooring, television cabinet and power points.



| **BATHROOM**

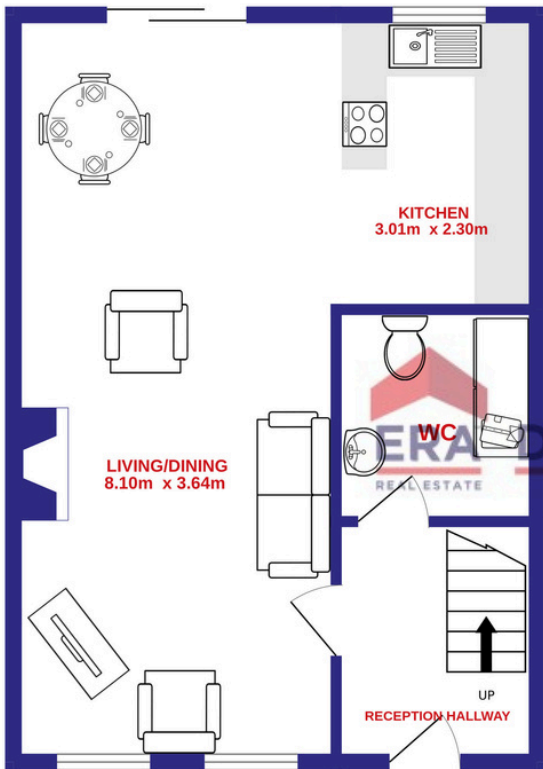
1.95m x 1.97m (6'3" x 6'4")

The main bathroom features a four piece suite, three integrated ceiling lights, one window to the front of the property, floor and wall tiling, a wall-mounted mirror and a wall-mounted towel rail.

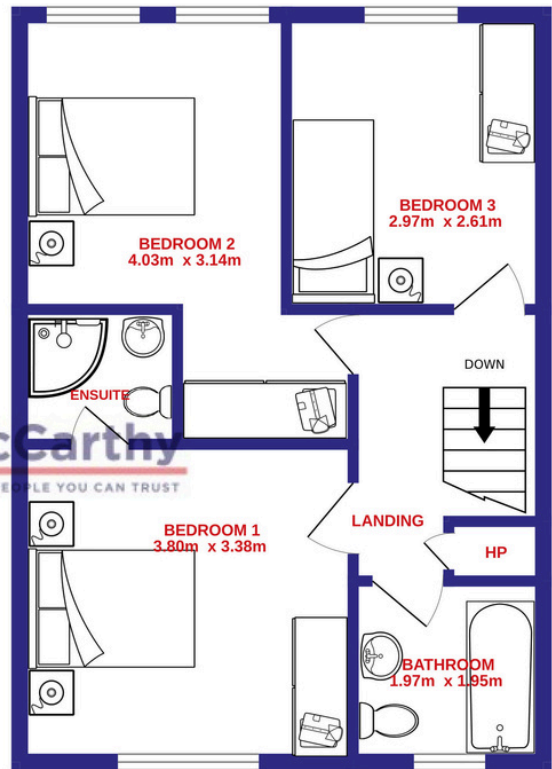


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| DIRECTIONS

Please see Eircode T45 KN50 for directions.



| ALL ENQUIRIES TO:

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