

29 Reldare, Model Farm Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this beautifully presented and A-rated four bedroom semi-detached property, situated in the highly desirable and mature location of Reldare, on Model Farm Road. This turnkey property comes to the market in stunning condition, and boasts high quality fixtures and fittings, attractive décor and colour schemes, and a sunny south facing rear garden.

Accommodation consists of reception hallway, guest w.c, living room, stunning open plan kitchen/dining area, and utility room on the ground floor. At first floor level the property offers three spacious bedrooms, an en suite and the main family bathroom. On the second floor the property boasts the main bedroom and an additional en suite bathroom.

AMV: €625,000

BER A2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Show home standard family home
- Approx. 157.17 Sq. M. / 1,692 Sq. Ft.
- Built in 2021
- BER A2 - Qualifying the property for Green Mortgage Interest Rates
- Four spacious bedrooms / Two en suite bathrooms
- Underfloor heating on ground floor
- Attractive décor and colour scheme throughout
- Spectacular open plan kitchen/dining area
- South facing rear garden
- Much sought after mature location close to all amenities including University College Cork, MTU, CUH, CUMH and Wilton Shopping Centre
- Ideal family home

| OPEN PLAN KITCHEN/DINING

6.33m x 4.71m (20'7" x 15'4")

The heart of the home, this impressive open plan kitchen/dining area is finished with large non-slip stone-effect tile flooring in a contemporary colour tone throughout. The dining area features a bespoke solid wood banquette seating arrangement with integrated storage beneath. The seating incorporates Farrow & Ball "Green Smoke" detailing, complemented by varnished timber finishes. A matching full-height storage unit in Green Smoke is positioned adjacent to the dining area, providing additional storage.

Flooded with natural light, the room benefits from glass double doors opening onto the south facing patio area, which are fitted with electric blinds. The room has one window above the sink with plantation shutters, and two Velux windows are positioned above both the kitchen and dining areas.



The bespoke kitchen features modern fitted units at eye and floor level finished in an attractive Farrow & Ball Green Smoke colour scheme with contrasting antique copper handles and a matching copper tap. The area has an extensive quartz worktop counter, tile splashback, a Belfast sink, integrated dishwasher, integrated full-height fridge, built-in bin storage, and a feature centre island finished with a white quartz worktop counter, extensive storage space, and a breakfast bar area. The kitchen offers a Rangemaster cooker with a five-ring induction hob, double oven, grill compartment, a Faber extractor fan is fitted overhead with a matching splashback behind the cooker. The kitchen also benefits from a bespoke double pantry unit featuring oak shelving and storage.

The room has ample power points, recessed spot lighting, and a feature light piece over the dining area.



| RECEPTION HALLWAY

A composite door with centre glass panelling allows access into the main reception hallway. The beautifully presented hallway features attractive tile flooring, neutral décor, two light pieces, a smoke detector, under stair storage cupboard, and four power points.



| GUEST W.C

1.45m x 1.72m (4'7" x 5'6")

The guest w.c features attractive tile flooring, neutral décor, a wall-mounted mirrored unit for storage, and one centre light piece.



| LIVING ROOM

4.22m x 4.9m (13'8" x 16'0")

A superb and spacious main living room has solid oak engineered flooring and attractive neutral décor throughout. The room has one large window to the front of the property with plantation shutters, one centre light piece, a smoke detector, a heating control panel, eight power points, and a fibre broadband connection point.



| UTILITY ROOM

2.65m x 1.72m (8'6" x 5'6")

The utility room features fitted units in an attractive Farrow and Ball salmon colour, worktop counter, non-slip stone-effect tile flooring, an integrated larder freezer, space for a dryer, plumbing for a washing machine, one centre light piece, storage space, power points, and a door with top glass panelling allowing access to the side of the property.



| FIRST FLOOR STAIRS AND LANDING

An attractive solid wood stained staircase allows access to the first floor landing. The landing area has solid wood engineered flooring, neutral décor, two light pieces, one smoke detector, and two power points. There is one window at the half landing with plantation shutters facing the front of the property.



| BEDROOM 2

3.46m x 3.9m (11'3" x 12'7")

This superb double bedroom has one window overlooking the rear garden, space for a king-size bed, solid oak engineered flooring, attractive neutral décor, one centre light piece, one radiator, and four power points. A door allows access to the en suite.



| EN SUITE

1.75m x 1.81m (5'7" x 5'9")

The en suite bathroom features a three piece suite including a corner shower cubicle incorporating a mains operated shower. The room has neutral tile flooring, attractive tiling to the shower area, one wall-mounted LED mirror, one radiator, one centre light piece, one extractor fan, and one frosted window to the side of the property.



| **BEDROOM 3**

4.22m x 2.98m (13'8" x 9'7")

Another spacious double bedroom has one window to the front of the property with plantation shutters, solid oak engineered flooring, attractive décor, one centre light piece, one wall-mounted light piece, one radiator, and six power points.



| **BEDROOM 4**

2.75m x 2.58m (9'0" x 8'4")

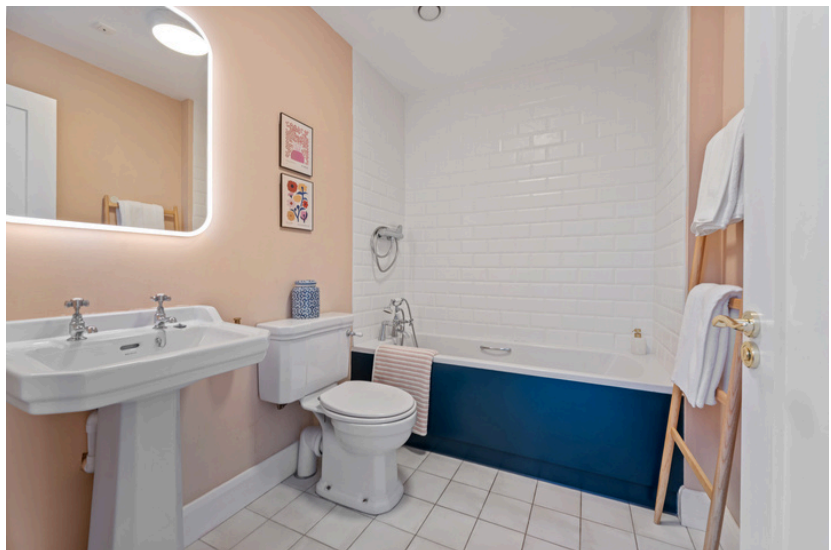
This double bedroom has one window to the rear of the property with plantation shutters, solid oak engineered flooring, attractive décor, one centre light piece, one wall-mounted light piece, one radiator, and four power points.



| **BATHROOM**

2.35m x 1.81m (7'7" x 5'9")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has attractive neutral décor and colour scheme, tile flooring, one centre light piece, one radiator, and one extractor fan.



| SECOND FLOOR STAIRS AND LANDING

An attractive solid wood stained staircase allows access to the second floor landing. A large Velux window floods the area with extensive natural light. The main landing has one centre light piece, one smoke detector, access to a floored attic, and access to a large linen room.



| BEDROOM 1

3.89m x 4.79m (12'7" x 15'7")

This magnificent main bedroom has two large Velux windows to the rear of the property, allowing in extensive natural light. The spacious room has solid oak engineered flooring, attractive neutral décor, one centre light piece, one wall-mounted light piece, one radiator, one smoke detector and six power points. There is also access to a floored attic space, allowing for additional storage if required.



| EN SUITE

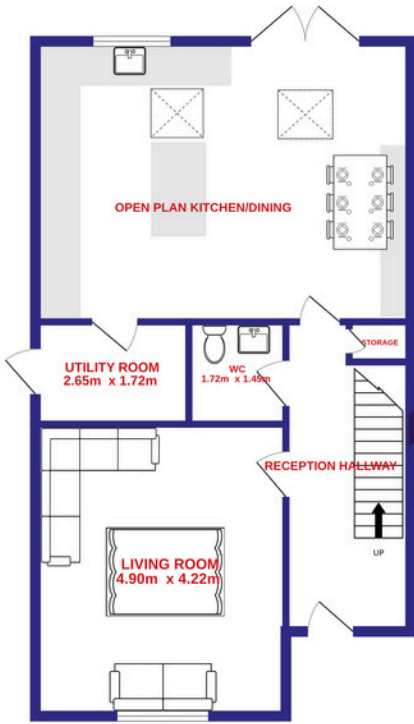
1.2m x 2.79m (3'9" x 9'1")

A beautifully presented en suite bathroom features a three piece suite including a double shower cubicle incorporating a mains operated shower with rainfall shower head. The area has impressive tiling, attractive colour scheme, one centre light piece, one wall-mounted mirror with LED lighting, one radiator, and one extractor fan.

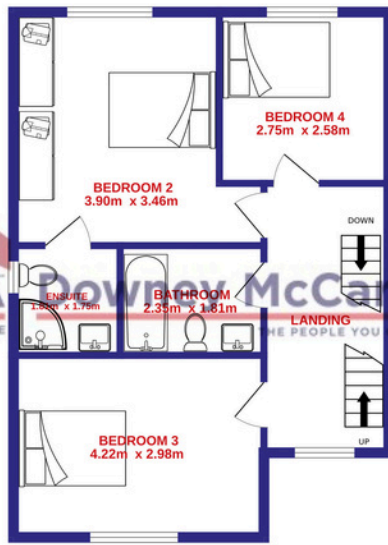


FLOOR PLAN

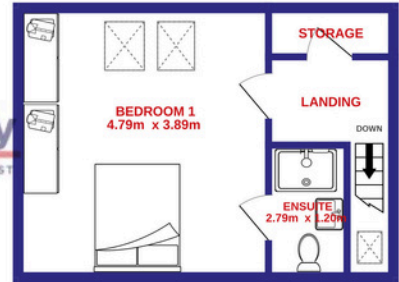
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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| GARDENS AND EXTERIOR

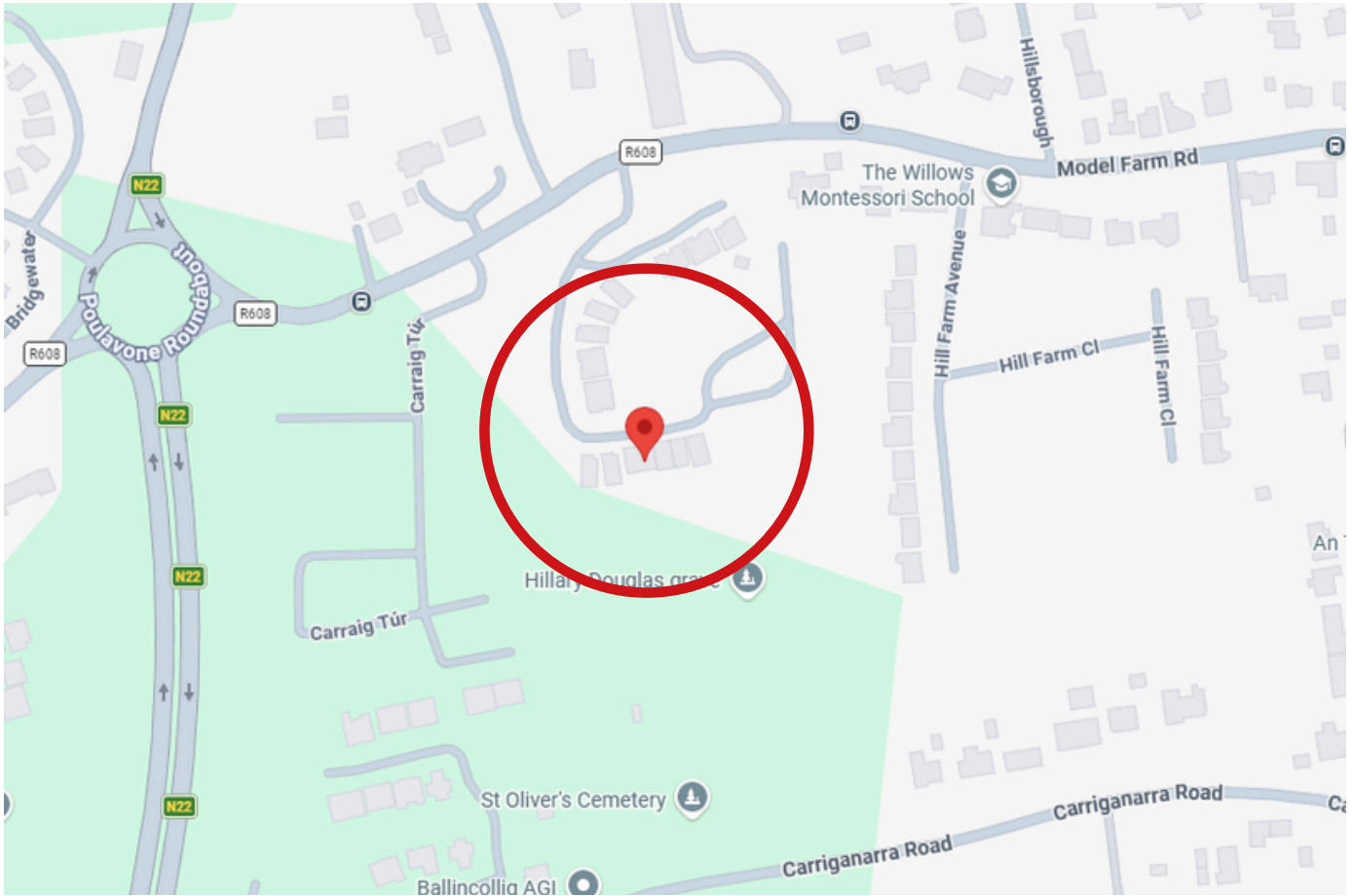


The front of the property has an attractive part render, part red brick façade. There is a large cobble lock driveway to accommodate off street parking for two vehicles, with garden areas to either side with mature shrubs and plants throughout.

The rear of the property is fully enclosed and boasts a sunny south facing aspect. There is a patio area located directly off the kitchen/dining space, which is ideal for outdoor entertaining in the warm summer months. The garden is laid to lawn with maturing olive and apple trees. The area has four external power points and a Barna shed to the rear.

| DIRECTIONS

Please see Eircode T12 NDK2 for directions.



| ALL ENQUIRIES TO:

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THE PEOPLE YOU CAN TRUST

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