

## 17 Pairc Na Greine, Dromahane, Mallow, Co. Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this immaculately presented three bedroom end of terrace which offers a host of tasteful modern extras to include a new high gloss fitted kitchen, a newly renovated bathroom, impressive flooring and oak joinery on ground floor.



AMV €174,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.97m x 1.86m

An open porch allows access to a composite front door with glass centre paneling and a fan light which in-turn leads into the reception hallway.

This bright and spacious reception hallway features magnificent décor throughout. The area has high quality laminate timber flooring, one large radiator cleverly disguised behind a radiator cover, extensive under-stair storage, one thermostat control for the heating, one smoke alarm, two power points and two phone points.

- Guest W.C

The guest W.C features a two piece suite. The area has tile flooring, a tiled splash back surrounding the wash hand basin and one centre light piece incorporating two spot lights. There is one extractor fan and built-in storage surrounding the toilet.

- Living Room 3.82m x 3.83m

The main living room has two windows to the front of the property both including roman blinds, curtain rails and curtains. The room has superb laminate timber flooring and an impressive fireplace fitted with a solid fuel stove and back boiler. Other features include a centre light piece, six power points, two television points and built-in storage surrounds the alcove of the fireplace.

Double oak doors with glass paneling allow access to the kitchen/dining area from the room.

- Kitchen 4.4m x 2.96m

A magnificent modern fitted kitchen features units at eye and floor level in a U-shape and are finished in a high gloss texture. The area has tile flooring throughout, glass tile splash back, extensive counter space and one window to the rear of the property with roller blind. Other features include recess spot lighting, one centre light piece, space for an American-style fridge freezer, an integrated oven, hob, extractor fan, dishwasher and washer/dryer. The kitchen includes fourteen power points and an integrated breakfast counter.



- Dining Area 3.36m x 2.9m  
The dining area has laminate timber flooring and double doors at the rear of the room allows access to a decking area. The area has been attractively decorated and offers one centre light piece, one radiator and two power points.
- Stairs and landing  
The stairs and landing have been fitted with carpet flooring throughout. The landing features one centre light piece, one smoke alarm, a stira staircase to the attic, one power point and a hot press area which is shelved for storage.
- Bedroom 1 3.34m x 3.48m  
A bright and spacious room has two windows to the front of the property both including roman blinds. The room has attractive décor with impressive built-in units from floor to ceiling. Features include laminate timber flooring, one centre light piece, one radiator, four 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 bathroom has a two piece suite with a corner shower area. The room has tiling from floor to ceiling, one centre light piece and one extractor fan.
- Bedroom 2 3.1m x 3.5m  
A large double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, attractive décor, one centre light piece, one large radiator and four power points.



- Bedroom 3 2.12m x 2.31m

A spacious single room has one window to the front of the property including a roman blind, a curtain rail and curtains. The room has laminate timber flooring, one large radiator, one centre light piece, wall-mounted shelving and two power points.

- Family Bathroom 1.62m x 2.28m

A newly refurbished family bathroom features a two piece suite and a double corner shower area. The room has modern impressive tiling on the floor and from floor to ceiling. Features include one window to the rear of the property, one centre light piece, a heated towel rail and extensive built-in storage under the sink.

## Features

- Show house finish
- Approx.1000 Sq Ft
- Magnificent decor throughout
- New high gloss fitted kitchen
- Newly redesigned bathroom
- Impressive flooring
- Solid oak doors with glass paneling throughout the ground floor
- Oil fired central heating
- Double glazed windows

## Directions

Please see Eircode P51 DY88 for directions.



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