

## 17 The Rise, Waterfall Road, Bishopstown, Cork

**BER D2**



ERA Downey McCarthy are delighted to present this splendid and most spacious four bedroom semi detached residence situated in this most sought after location in Bishopstown. The Rise is a most desirable address, quiet and private and yet convenient to all amenities such as shops, Schools, CUH, CIT, etc.



€425,000

PSRA Licence No. 002584

## Accommodation

- Hallway 5.12m x 3.57m

A superb entrance area with a wide and spacious hallway with carpet flooring, the hallway has one radiator, two wall mounted light pieces, and solid doors allow access into all the downstairs rooms. An open archway allows access out to the kitchen and a storage area can be found under the stairs.



- Dining Room 3.97m x 4.2m

The Dining and Living Rooms are open plan with a double doorway allowing free flowing access between the dining and living area. The dining room has one window overlooking the front of the property with curtain, curtain rail and blind. The room also has a fireplace and carpet flooring.

- Living Room 3.7m x 4.2m

Open Double doors lead into the living room. The carpet flooring continues through and the room also has another fireplace, television point, one wall mounted light piece and attractive décor. The living room is situated towards the rear of the property with natural daylight flooding the room through the glass sliding doors that lead into the conservatory.



- Conservatory 2.16m x 2.93m

The conservatory consists of attractive tile flooring, glass roof and windows throughout. Plenty of space for a coffee table and chairs making the area a great space to relax and enjoy the natural sunlight. A door from the conservatory allows access to the back garden.

- Kitchen/Dining Room 4.1m x 3.45m

The kitchen/dining is fully fitted with built in units at both eye and floor level. The kitchen is

plumbed for a dishwasher and a stainless steel sink, one window overlooking the back garden with a fitted blind. The kitchen area has a one centre light fitting, laminate flooring and also has plenty of space for a table and chairs. A door leading off the kitchen leads onto the utility room.



- Utility Room 2.0m x 2.61m

The utility room is situated off the kitchen towards the back of the property with one window looking towards the side of the property. The room is plumbed for a washing machine, drier and fridge freezer. The room has attractive tile flooring and some fitted shelving. A pvc door with centre glass panel allows access to the back garden.

- Study/ Bedroom 5 4.47m x 2.61m

Converted Garage, this room is situated towards the front of the property with one window facing towards the front of the property and another looking out towards the side. The room has carpet flooring and one centre light piece and can easily be converted into a study/office or a playroom/fifth bedroom if so required. A solid door leads into the ensuite bathroom.



- En Suite Bathroom

The ensuite consists of a three piece suite with an electric shower, tiled shower cubicle, one wash hand basin and W.C. The floor is fully tiled throughout.

- Stairs and Landing 3.8m x 4.2m

Impressive stairway leads up to the first floor. The landing has one centre light piece, carpet flooring and solid doors lead into all rooms.

- Bedroom 1                              3.0m x 4.1m                              This spacious double bedroom has one large window overlooking the front of the property with curtain, curtain rail and blind. The room has plenty of built in storage, carpet flooring, one radiator and one centre light fitting.
- Bedroom 2                              2.6m x 3.6m                              Another comfortable double bedroom, with a window facing the rear of the property with curtain, curtain rail and blind. The room has carpet flooring, one radiator, one centre light piece and a great array of built in storage units.
- Bedroom 3                              2.9m x 2.8m                              The third bedroom also accommodates a double bed, the room has a large window looking out to the front of the property with curtain, curtain rail and blinds. The room has carpet flooring, one centre light piece and one radiator.



- Bedroom 4                              2.9m x 1.6m                              A spacious single bedroom with built in storage. The room has one window towards the back of the property with curtain, curtain rail and blind. This bedroom also has built-in storage, carpet flooring and one centre light piece.
- Family Bathroom                              This bathroom has a three piece suite including a bath, one W.C and one wash hand basin. The bathroom walls and floors are fully tiled, one centre light piece and one radiator.
- **Size: 1,500 Sq. Ft. Approx.**

**Directions**

From Wilton continue towards Bishopstown, pass the the Bishopstown Bar and keep left. Keep going straight on through the junction with the lights at Hawkes Road and then take the next turn right onto the Waterfall Road. Take the next turn right into The Rise, go straight on through the next junction and the road swings around to the left. No. 17 is up here on the left hand side with the ERA sign displayed.

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