

14 Maple Lane, Castlelake, Carrigtwohill, Cork **BER C1**



ERA Downey McCarthy are delighted to present to the market this very attractive 3 bedroom semi-detached/end of terrace property. This home would be ideal for a first time buyer or as an investment.

The back garden comes with a super outdoor chalet with great potential to become a home office/study.



AMV: €230,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.84m x 2.12m
A solid timber door with glass insert allows access into the reception hallway.
The reception hallway has attractive décor and tile flooring throughout. Features include one light fitting, one smoke alarm, one radiator, space for an alarm, one power point and one telephone point.
- Guest W.C 1.6m x 1.4m
The guest W.C has tile flooring, one radiator, one extractor fan, one light fitting, wash hand basin and W.C.
- Kitchen 4.19m x 2.7m
The kitchen has modern high gloss fitted units at eye and floor level with extensive worktop counter and tile splash back. There is an integrated oven, hob and extractor fan as well as plumbing for a washing machine, drier and dishwasher. Other features include tile flooring, one window overlooking the front of the property, three double power points, one radiator, one light fitting, a thermostat control for the heating and space for a fridge.



- Dining/Living Area 5.34m x 4.95m
The dining/living area has wooden flooring throughout, one light fitting, tile flooring, one window overlooking the rear and a door allows access out to the rear garden. Other features include two radiators, two light fittings, four double power points and a gas fireplace with marble base and wood surround.



- Stairs and landing

The stairs and landing is fully carpeted throughout. The landing has one light fitting, a hot press which houses the boiler and a press for storage.

- Bedroom 1 2.87m x 4.9m

The main bedroom has two windows overlooking the front of the property. The room has attractive décor, one radiator, one light fitting, built-in units for storage, carpet flooring, one television point and two double power points. A door allows access into the en suite bathroom.



- En Suite 1.45m x 1.25m

The en suite is fully tiled from floor to ceiling and includes spot light fittings, one radiator, a towel rail and extractor fan.

- Bedroom 2 2.95m x 3.0m

A double room with one window overlooking the rear of the property. The room has two double power points, one light fitting, carpet flooring and one radiator.



- Bedroom 3 2.3m x 2.78m
- Main Bathroom 1.45m x 1.3m

A single room with one window facing the rear of the property. The room has one radiator, one light fitting and one double power point. The main bathroom is fully tiled from floor to ceiling and comes with one radiator, one light fitting and extractor fan.

Features

- 90 Sq. M / 969 Sq. Ft
- Built in 2007
- BER C1
- Well decorated and presented
- Natural Gas Central Heating
- Double glazed windows
- Excellent condition
- Ideal family home or investment
- Situated in a quiet cul-de-sac
- Super Chalet / home office in back garden
- Chalet has electricity
- Excellent Broadband

Directions

Please see Eircode T45 K524 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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