

18 Cois Na Farrage, Mosestown, Whitegate, Co. Cork.

BER C2



ERA Downey McCarthy are delighted to present this stylishly presented three bedroom semi detached property situated in a quiet cul de sac location within the Cois Farrage estate. The property benefits from a large side access which has future development subject to planning permission.



AMV €175,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.0m x 2.02m

An open porch allows access to a teak door with side and centre panelling.

A bright spacious reception hallway has attractive décor, tiled flooring, two centre light pieces, one smoke alarm, one radiator, two power points and one phone point.

- Guest W.C.

Guest w.c. features a two piece suite with one window to the side of the property, one centre light piece, tiled flooring, tiled splash back and one radiator.

- Living Room 4.75m x 3.63m

A bright spacious living room has one window to the front of the property including curtain rail and curtains. The room has impressive walnut laminate timber flooring, open fire place, one centre light piece, one radiator, eight power points, one tv point and one thermostat control for the heating.



- Kitchen/Dining 3.67m x 5.73m

A spacious kitchen/dining area has modern fitted units at eye and floor level finished in a Prague Ivory colour scheme and a contrasting walnut worktop. The room has tiled flooring, one window to the rear of the property with Venetian blind and one sliding door with curtain rail and curtains. The kitchen has twelve power points, one radiator, extensive dining space, one tv point, stainless steel sink and integrated extractor hood. The area is plumbed for a washing machine and dishwasher.



Stairs and landing has been fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one smoke alarm, two power points, a hot press area which is shelved for storage and access to the attic is gained from here.

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- Stairs and Landing

- Bedroom 1 3.74m x 3.6m

This spacious double bedroom has one window over looking the front of the property which includes curtain rail and curtains. The room has attractive décor, built in units from floor to ceiling, one centre light piece, one radiator, thermostat control for the heating, six power points, one tv point and a doorway off the room allows access to an en-suite.



- En-suite

The en-suite features a three piece suite with corner shower. The room is fully tiled, has one centre light piece, one extractor fan and one radiator.

- Bedroom 2 3.1m x 3.6m

A large double bedroom with one window overlooking the rear of the property including curtain rail and curtains. The room has solid timber flooring, one radiator, one centre light piece, built in units from floor to ceiling and four power points.



• Bedroom 3 2.46m x 2.53m

A spacious single bedroom has one window to the rear of the property including curtain rail and curtains. The room has solid timber flooring, one centre light piece, one radiator and two power points.

• Family Bathroom 1.83m x 1.55m

Family bathroom features a three piece suite with a mains operated shower over the bath. The room has tiled flooring, tiling surrounding the bath, one window to the rear of the property, one centre light piece, one wall mounted light piece, one extractor fan and tiled splash back surrounding the sink.

Features

- Approx. 96 sq. metres (1,033 sq. ft.)
- GFCH
- Double glazed windows
- Large side access
- Attractive stylish décor
- BER C2
- Freehold Title

Directions

Please see Eircode P25 D722 for directions.



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