

29 The Drive, Lios Cara, Killeens, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this beautifully presented four bedroom end of terrace property which is situated within the popular residential area of Lios Cara in Killeens. This is a stunning, turnkey property benefitting from spacious living and bedroom accommodation and presents a superb opportunity for purchasers to acquire a modern family home in a convenient location.

Accommodation consists of reception hallway, living room, open plan kitchen/dining/living area and guest w.c. on the ground floor. Upstairs the property offers four spacious double bedrooms, an en suite bathroom and the main family bathroom. The property also boasts a superb converted attic.

AMV: €375,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Turnkey condition throughout
- Modern family home
- Approx. 177.42 Sq. M. / 1,910 Sq. Ft. (including attic conversion)
- Built in 2006
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Attractive modern décor
- Four spacious double bedrooms
- Enclosed rear garden with a fantastic home bar
- Superb converted attic
- Mature residential development
- Quiet cul-de-sac location
- Easy access to N20 road network and routes to Blarney, Blackpool, Cork city centre
- On the 215 bus route

| RECEPTION HALLWAY

5.29m x 3.47m (17'3" x 11'3")

A high quality timber door allows access into the reception hallway. The welcoming reception hallway features high quality tile flooring, recessed spot lighting, extensive under stair storage, attractive décor, a fuse board and one large radiator.



| LIVING ROOM

4.34m x 5.65m (14'2" x 18'5")

The beautiful main living area has a feature bay window to the front of the property which allows extensive natural light to flood the room. The room has wood effect high gloss tile flooring, recessed spot lighting, a feature fireplace with electric insert, attractive décor, one radiator and one television point.



| GUEST W.C

1.44m x 1.96m (4'7" x 6'4")

The guest w.c features a two piece suite, one window to the side of the property, modern floor and wall tiling, neutral décor, a heated towel rail, one centre light piece and a vanity unit.



| OPEN PLAN KITCHEN/DINING/LIVING

5.24m x 3.68m (17'1" x 12'0")

This is a superb and spacious open plan room which has one door to the side, one window to the rear and sliding glass doors allowing access to the garden. The kitchen features modern fitted units at eye and floor level with an extensive worktop counter, tile splashback, integrated oven/hob/extractor fan, integrated fridge freezer and a stainless steel sink.

The room has tile flooring, recessed spot lighting, extensive dining and living space, a feature wallpaper wall, two radiators and attractive décor throughout. The gas boiler is housed here also.



| FIRST FLOOR STAIRS AND LANDING

3.74m x 3.87m (12'2" x 12'6")

The stairs has high quality carpet flooring throughout and at the top of the landing there is high quality timber flooring and one centre light fitting. There is a hot press area which is shelved for storage.



| BEDROOM 1

4.73m x 3.62m (15'5" x 11'8")

This spectacular and spacious main bedroom has one window to the front of the property, high gloss finish timber flooring, attractive modern décor, built-in wardrobe units, one radiator, one centre light fitting and a door allowing access to the en suite bathroom.



| EN SUITE

1.36m x 2.38m (4'4" x 7'8")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Mira sport electric shower, one frosted window to the side, floor and wall tiling, one radiator, one centre light fitting and a vanity unit.



| **BEDROOM 2**

2.84m x 3.4m (9'3" x 11'1")

Another double bedroom has one window to the rear of the property, built-in wardrobe units, high gloss finish timber flooring, one radiator, one television point and one centre light fitting.



| **BEDROOM 3**

2.84m x 2.82m (9'3" x 10'1")

This double bedroom has one window to the rear of the property, a built-in wardrobe unit, high gloss finish timber flooring, one radiator and one centre light fitting.



| **BEDROOM 4**

2.83m x 2.67m (9'2" x 8'7")

This double bedroom has one window to the front of the property, attractive neutral décor, a built-in wardrobe unit, high gloss finish timber flooring, one radiator and one centre light fitting.



| MAIN BATHROOM

4.48m x 1.93m (14'6" x 6'3")

The main family bathroom features a three piece suite, one window to the side, modern floor and wall tiling, neutral décor, one radiator and one centre light fitting.



| SECOND FLOOR LANDING

4.48m x 1.93m (14'6" x 6'3")

Carpeted stairs lead to the second floor landing, which has one Velux window.



| ATTIC

5.6m x 4.41m (18'3" x 14'4")

This is a superb converted attic which is currently in use as a games room. Features include carpet flooring, two Velux windows, one radiator and spot light fitting. There is access into the eaves of the attic.



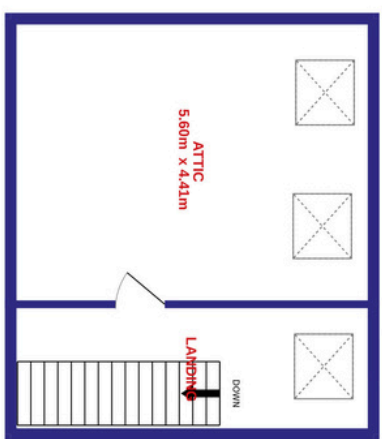
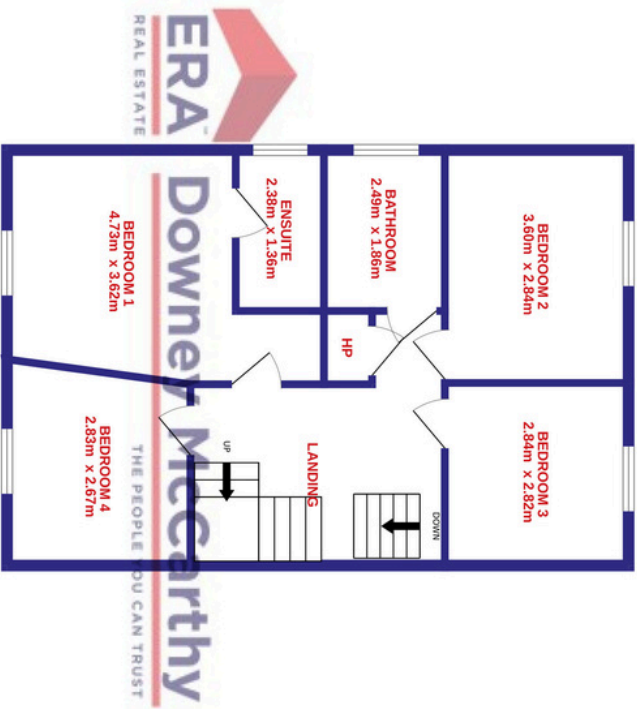
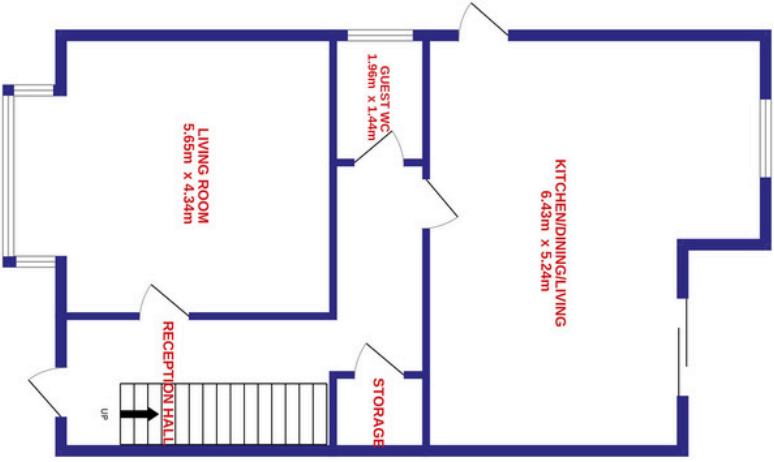
| GARDENS AND EXTERIOR



The front of the property has a spectacular garden area which is laid to lawn with mature shrubs and plants abound. There is a driveway to accommodate off street parking.

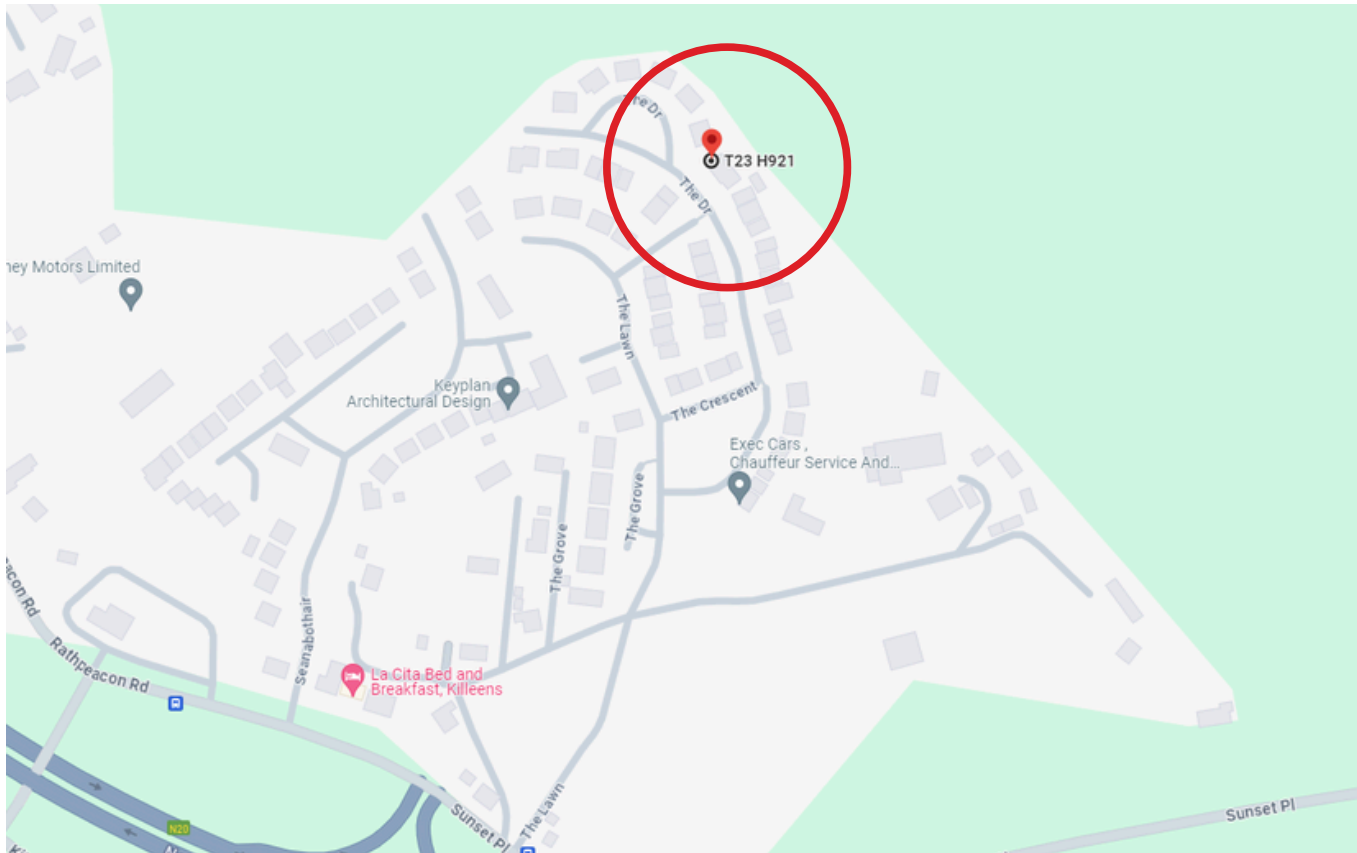
The rear of the property is maintenance free and steps lead to a shed which is currently in use as a superb home bar. Towards the back there is a suntrapped area and a small garden area which is laid to lawn.

FLOOR PLAN



| DIRECTIONS

Please see Eircode T23 H921 for directions.



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