

99 Summerstown Drive, Wilton, Cork City



ERA Downey McCarthy are very pleased to present this most spacious three bedroom semi detached property situated in the much sought after location of Summerstown Drive in Wilton.



€295,000

PSRA Licence No. 002584

Accommodation

- Hallway 4.68m x 2.17m

A PVC and glass door and allows access to the reception hallway. The hallway has a neutral decor and solid timber flooring which has been sanded and varnished to a high quality finish. There one centre light piece, one large radiator, one power point and under stairs storage. A doorway off the hallway allows access to the living and dining rooms.



- Living Room 3.61m x 4.37m

The front living room has a solid wooden floor throughout, one window to the front of the property with a Venetian Blind, one large radiator and an open fireplace with display units on both sides. The room has one centre light piece, two power points and one phone point. An open arch allows access to the dining area.

- Dining Room 3.69m x 4.35m

A most spacious dining room with a second fireplace, a solid wooden floor, a light fitting and an open doorway allows access to the sun room.



- Sun Room 2.81m x 4.08m

This room was built on to the back and can be accessed from both the kitchen/dining area and the Lounge via an open arch. A glass panel PVC door leads out to the patio and back garden from this room, windows overlook the back with fitted venetian blinds and a PVC glazed roof.

- Kitchen 4.0m x 2.91m

The kitchen contains fitted units at eye and floor level, worktop space and vinyl floor covering throughout. There is also one large radiator, a

stainless steel sink, a natural gas cooker, one window to the rear of the property, one centre light piece and five power points. A doorway off the room allows access to the sun room area.



- Landing 2.59m x 2.26m

The stairs and landing area has been finished with carpet flooring throughout. On the half landing there is one window to the side of the property. There is one smoke alarm and one centre light piece.

- Bedroom 1 3.77m x 4.3m

A large double room that has one window to the rear of the property. The room has a solid wooden floor, one large radiator, one centre light piece and two power points.



- Bedroom 2 3.62m x 4.1m

A spacious double room with one window to the front of the property. The room has one centre light piece, solid wood flooring, one radiator and two power points.



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| • Bedroom 3 | 2.43m x 3.03m | A spacious single room, one window to the front of the property, solid wood flooring, one radiator, one centre light piece and one power point. |
| • Bathroom | 2.55m x 2.22m | The bathroom has one window to the rear of the property, a two piece suite and a walk in corner shower area with a Trident electric shower. The room has wet room style flooring, PVC tile from floor to ceiling throughout the room, wall mounted shelving, one radiator and access to a hot press area off the bathroom which houses a 'Dimplex' Condenser Boiler, dual immersion and a copper cylinder tank. |



Features

- Approx 1,200 sq. ft
- Sunroom extension to the rear
- Superb outdoor enclosed patio area
- West facing back garden
- Off street parking for three cars
- Natural Gas fired central heating
- Double Glazed Windows

Directions

From Cork city centre head towards Wilton. At the Wilton Roundabout take the Glasheen exit. Take the first right turn just before the Maxol petrol station which brings you into Summerstown Road. Take the next right onto Summerstown Drive and follow the road around and down the avenue until you come to No. 99 which has an ERA sign displayed outside.

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