

## Ardrum View, Cloghroe, Cork **BER B3**



ERA Downey McCarthy Auctioneers are delighted to launch to the market this spectacularly presented, recently renovated bungalow. This property is sure to appeal to families seeking a well located home which remains within easy reach of Cork city while still availing of all the benefits such a peaceful and tranquil rural setting has to offer.



AMV €350,000

PSRA Licence No. 002584

## Accommodation

- Kitchen 4.31m x 6.63m

The kitchen has attractive new built-in units from floor to ceiling with extensive worktop space and a kitchen island unit complete with granite worktop. Also included are an electric hob, oven, extractor fan and spaces with plumbing for appliances such as a fridge, dishwasher etc. Features include ten power points, exposed ceiling beams, two antique-style radiators, timber flooring and two velux windows which add extensive natural light. A part glazed backdoor provides access to the rear garden.



- Living Room 4.62m x 3.44m This reception room benefits from a dual aspect have windows overlooking both the front and rear of the property. This room has one centre ceiling light, a solid fuel stove, a wall mounted radiator, six power points and attractive timber flooring.



- Bedroom 1 3.97m x 3.14m This spacious main bedroom has one centre ceiling light, one window overlooking the front of the property, a large fitted wardrobe, one radiator, timber flooring and six power points. A spacious, well appointed en-suite bathroom also serves this bedroom.



- En-Suite 2.3m x 1.91m The en-suite comprises a fully enclosed shower cubicle with electric shower, w.c. and wash hand basin with fitted storage unit. Features include a newly tiled floor, partly tiled walls, one centre ceiling light, one window overlooking the rear and a wall mounted heated towel rail.

- Bedroom 2 2.88m x 3.12m This double bedroom has one window overlooking the front of the property, one centre ceiling light, a built-in slide-robe, a wall mounted radiator, six power points and attractive timber flooring.

- Bedroom 3 4.42m x 2.75m This bedroom has a dual aspect with windows overlooking the rear and side of the property. This bedroom also has a built-in slide-robe, one centre

ceiling light, attractive timber flooring and six power points.

- Main Bathroom 2.76m x 2.27m

The main bathroom has a two piece suite with a fully enclosed shower cubicle with an electric shower. Features include one window overlooking the rear of the property, newly tiled floor, one centre ceiling light, partly tiled walls, wash hand basin with fitted storage unit and a heated towel rail. The utility room is also accessed from this bathroom.

- Utility Room 2.3m x 1.67m

The utility is fully plumbed for a washing machine and includes a fitted worktop surface and hot water cylinder. Other features include one centre ceiling light, tile flooring and one radiator.

## Features

- Gross internal floor area 102.86 sq.m. (1,107 sq.ft.)
- Newly renovated throughout
- New fitted kitchen and bathroom ware
- Superb decorative finish in elegant neutral pallet
- New flooring and tiling throughout
- New fitted slide-robes to all bedrooms
- Oil Fired Central Heating

## Directions

Please see Eircode T23 HY51 for directions.



Will Lyons  
60 South Mall, Cork  
087 649 4740  
will@eracork.ie

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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