

80 Ardan Na Mara, Seafield, Youghal, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom semi-detached property, occupying an elevated site within the highly regarded Ardan na Mara development and enjoying magnificent panoramic sea views. Nestled on the outskirts of the seaside town of Youghal, this beautifully maintained property offers the perfect blend of coastal charm, modern comfort, and everyday convenience. Ideally located close to the town centre, the property offers easy access to local beaches, scenic coastal walks along the recently completed Youghal Boardwalk stretching to Redbarn, as well as an excellent range of shops, cafés, schools, and recreational amenities. The property is also approximately 45 minutes from Cork city and within easy reach of major transport routes

Internally, the accommodation comprises a welcoming reception hallway, guest w.c., living room, a versatile dining room/lounge, and an extended kitchen which serves as the heart of the home on the ground floor. Upstairs, there are three generously proportioned bedrooms, including a primary bedroom with en suite bathroom, together with a well-appointed family bathroom.

AMV: €265,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacular sea views from elevated site
- Approx. 92.51 Sq. M. / 996 Sq. Ft.
- Built in 2007
- BER C2 with potential to increase to A2
- Ideally located close to all amenities
- 5 minutes' drive to Youghal Boardwalk
- Oil fired central heating & double glazed windows
- Three spacious bedrooms
- Fully enclosed rear garden and patio area
- Off street parking for 2 cars

| RECEPTION HALLWAY

1.44m x 1.48m (4'7" x 4'8")

A PVC door with glass centre panelling allows access into the main reception hallway. The well-presented hallway features high quality solid timber flooring, one centre light piece, one smoke alarm, and two power points. A door allows access to a wheelchair accessible guest w.c.



| GUEST W.C

2.1m x 1.48m (6'8" x 4'8")

The guest w.c features a two piece suite, tile flooring, tile splashback, one centre light piece, one radiator, and one extractor fan.



| LIVING ROOM

4.8m x 3.62m (15'7" x 11'8")

A superb dual aspect main living room has attractive décor throughout with high quality timber flooring. There is an attractive open fireplace, one centre light piece, one large radiator, six power points, and one television point. One window with blinds, curtain rails, and curtains overlooks the front of the property, and another window with blinds is located to the rear.



| DINING ROOM/LOUNGE

3.67m x 3.7m (12'0" x 12'1")

This superb versatile room has one window to the front of the property with a roller blind, curtain rails and curtains, high quality timber flooring, one centre light piece, one large radiator, and four power points. A door from the room allows access to the kitchen.



| KITCHEN

3.25m x 2.47m (10'6" x 8'1")

The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter, integrated oven/hob/extractor fan, plumbing for a washing machine, and plumbing for a dishwasher. The room has vinyl flooring, one centre light piece, one radiator, eight power points, one window to the rear, and a PVC door with glass panelling allowing access to the rear patio area.



| STAIRS AND LANDING

1.98m x 3.82m (6'4" x 12'5")

The stairs and landing are fitted with carpet flooring throughout. There are two windows, one located at the half landing and one on the main landing, which floods the area with extensive natural light. The landing has one centre light piece, an access hatch to the attic, a mains operated smoke alarm, access to the hot press which is shelved for storage, and two power points.



| BEDROOM 1

3.47m x 3m (11'3" x 9'8")

A superb double bedroom has one window to the front of the property, offering beautiful sea views, and including a roller blind, a curtain rail and curtains. The room has high quality laminate timber flooring, attractive built-in units from floor to ceiling, one centre light piece, one radiator, six power points, one thermostat control for the heating, and one television point. A door allows access to the en suite bathroom.



| EN SUITE

1.19m x 2.15m (3'9" x 7'0")

The en suite bathroom features a three piece suite including a shower cubicle incorporating a Triton TSI electric shower. The room has floor and wall tiling, one window to the rear, one centre light piece, one extractor fan, and one radiator.



| BEDROOM 2

2.66m x 3.29m (8'7" x 10'7")

A generous sized double bedroom has one window to the front of the property, offering superb sea views, and including a roller blind, a curtain rail and curtains. The room has attractive neutral décor, laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one radiator, and four power points.



| BEDROOM 3

2.66m x 2.5m (8'7" x 8'2")

A spacious single bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one large radiator, and two power points.



| BATHROOM

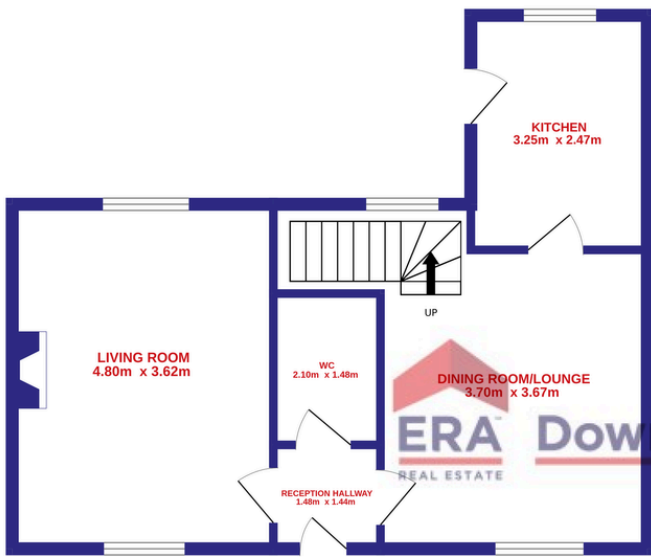
1.98m x 1.78m (6'4" x 5'8")

The family bathroom features a four piece suite including a mains operated shower fitted over the bath. There is impressive tiling from floor to ceiling, one window to the rear with Venetian blind, one centre light piece, one radiator, and one extractor fan.

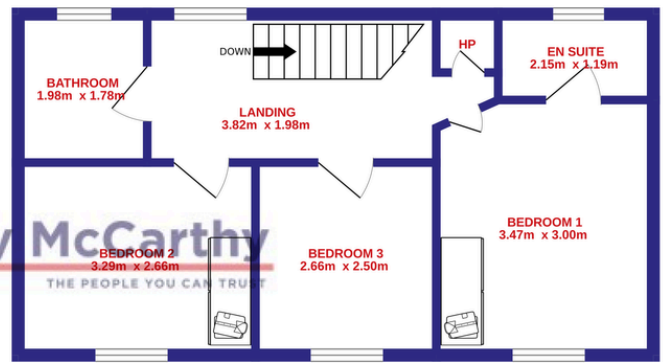


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

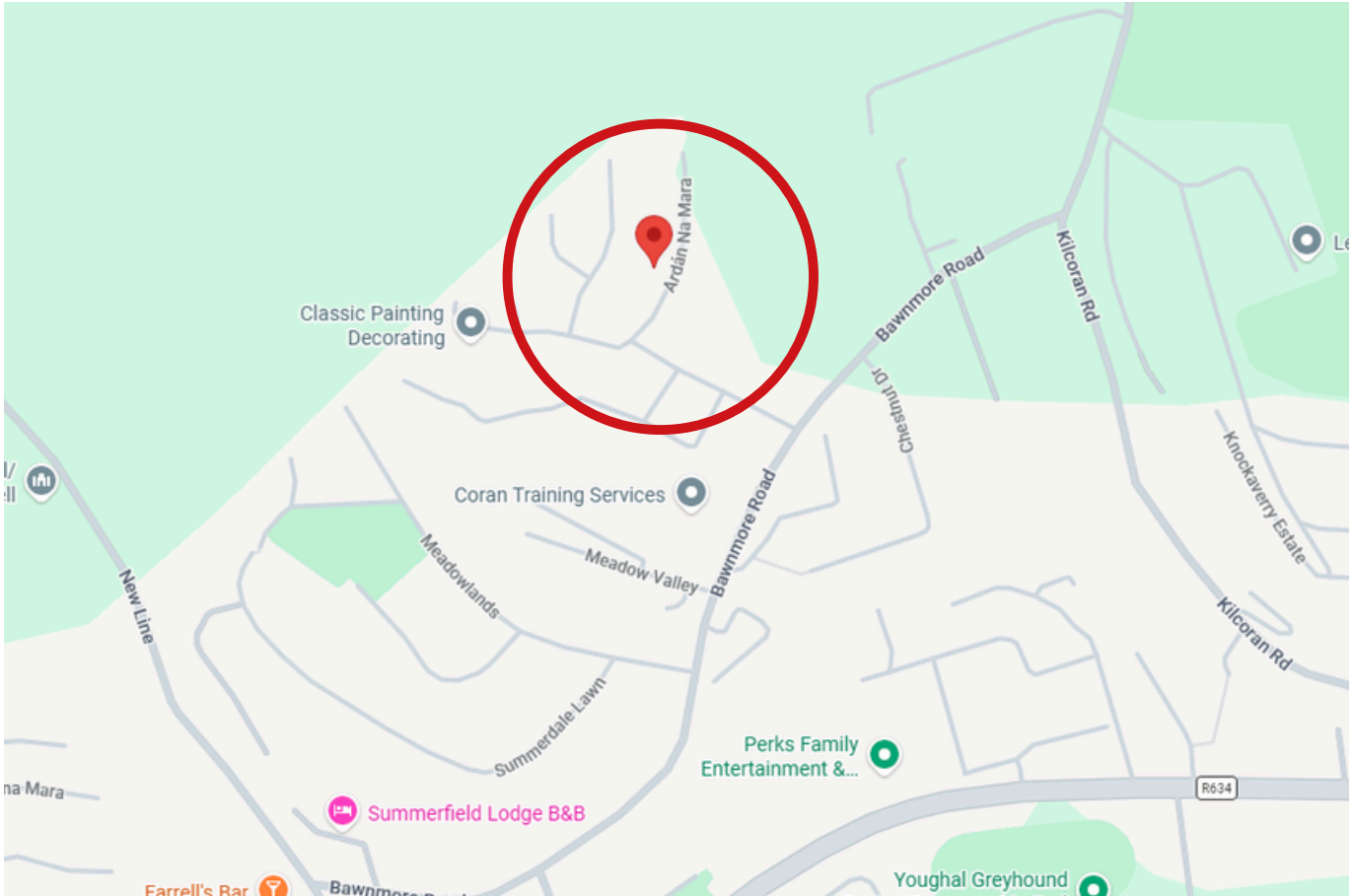


The front of the has a tarmacadam driveway offering off street parking for two cars, with laid to lawn garden areas to either side.

The rear of the property is set across two levels. The lower level offers a maintenance free patio and gravel area with steps leading to the upper level garden which is fully enclosed and laid to lawn with mature shrubs and plants. A Barna shed is included as part of the sale.

| DIRECTIONS

Please see Eircode P36 Y232 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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