

16 An Cuar, Cul Ard, Carrigtwohill, Cork



ERA Downey McCarthy are delighted to present to the market this very attractive 3 bedroom semi-detached property which benefits greatly from its ideal position on a large corner site. This property would be ideal for a first time buyer or as an investment. Accommodation within the property consists of an entrance hallway, living room, kitchen/dining room and a guest W.C on the ground floor. Upstairs the property boasts three spacious bedrooms and the main bathroom.



€240,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.44m x 1.43m

The entrance hallway has one outside wall light and a PVC door with a frosted glass paneling allows access into the reception hallway. A very spacious hallway that has a attractive décor throughout. The hallway has timber flooring, recess spot lighting, one radiator and under stair storage.



- Living Room 4.44m x 3.57m

The living room has one large window to the front of the property with roman blinds. This bright and spacious room has timber flooring, Feature cast iron open fireplace with tiled heath and attractive wallpaper throughout. Other features of the room include one recess spot lighting, one large radiator, 8 power points and one television point.



- Kitchen/Dining Area 5.0m x 3.66m

The kitchen has attractive oak units fitted at both eye and floor level and one window overlooks the rear of the property. The kitchen has an extensive worktop counter, tile splash back, plumbing for a washing machine and dishwasher and has space for an oven, hob and extractor fan. Other features of the kitchen include 9 power points, recess spot lighting, tile flooring and a double drainer sink.

The dining area is positioned off the kitchen where the tile flooring and recess lighting continues throughout. The dining room has plenty

of space for a 6-seat dining table, one radiator and a sliding door allows access to the rear yard.



- Guest W.C

The guest W.C is neatly positioned under the stairs. It contains one W.C and one wash hand basin. There is tile splash back behind the wash hand basin, tile flooring, one centre light piece and one window with a Venetian blind.

- Stairs and landing

The stairs and landing are fully carpeted and one window looks over the side of the property, flooding the area with natural light. The hot press can be accessed from the landing, this has a dual immersion and is shelved for storage. Other features of the landing include one centre light piece, two power points and access to the attic.

- Bedroom 1 3.33m x 3.35m

A spacious main bedroom that has two windows overlooking the front of the property, fitted with Venetian blinds. Features of the room include one radiator, timber flooring, 6 power points, one television point and one telephone point. A key feature of this room is the walk in wardrobe space. This area is meant to be the master bedroom en suite and is plumbed for such but the current owners used it as a storage area. It is shelved for storage and has ample hanging space.




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| • Bedroom 2 | 3.34m x 3.35m | Also a double bedroom, bedroom 2 has two windows overlooking the rear of the property. Features include one radiator, one centre light piece, four power points and timber flooring. |
| • Bedroom 3 | 2.6m x 2.28m | A single bedroom with timber flooring and one window looks out over the rear of the property. This room features one centre light piece, one telephone point and four power points. |
| • Main Bathroom | 2.6m x 1.5m | The main bathroom features a three piece suite with a shower head over the bath. The bathroom floor and walls are fully tiled throughout. Features include one wash hand basin, one W.C, one centre light piece, under floor heating and one frosted window overlooks the front of the property. |

Features

- Built in 2006/7
- 870 Sq. ft. Approx.
- Excellent condition
- Ideal FTB family home
- Extensive large corner site
- South facing back garden
- Fully alarmed
- Situated in a cul-de-sac

Directions

Please see the eircode T45 AE84 for directions.

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