

6 Brightwater, Crosshaven, Cork **BER C2**



Garry O'Donnell of ERA Downey McCarthy is delighted to launch to the market this superbly presented three bedroom semi-detached property situated on a large corner site within the much acclaimed development of Brightwater, Crosshaven. The property is located towards the front of the development only a short stroll from the heart of Crosshaven village.



AMV: €295,000

PSRA Licence No. 002584


Accommodation

- Reception Hallway 4.2m x 2.6m

A teak door with attractive stained glass centre panelling allows access to the reception hallway. The hallway has attractive décor including high quality laminate timber flooring and coving. Other features include one centre light fitting, one radiator, one power point, two telephone points, a walk-in storage area and a guest W.C.
- Guest W.C. 1.5m x 1.4m

The guest W.C has a two piece suite, tile flooring and partly tiled walls with attractive border tiles. A window overlooks the front of the property and there is one radiator and one centre light fitting.
- Living Room 5.2m x 3.6m

Double doors with glass panelling allows access to the main living room from the hallway. This superb living room offers a feature bay window overlooking the front of the property which includes a curtain rail and curtains. An additional window also overlooks the front of the property and helps to flood the room with natural light. There is attractive décor with high quality laminate timber flooring, an open fireplace with granite hearth, coving, one centre light fitting, one large radiator, five power points and a television point. Double doors with glass panelling at the rear of the room allows access to an open plan kitchen/dining area.


- Kitchen/Dining 4.1m x 6.3m

The kitchen features extensive modern fitted units in a grey colour scheme at eye and floor level with a contrasting worktop counter and tile splash back. The kitchen includes an integrated double oven, hob, extractor fan, plumbing for a dishwasher, space for a fridge freezer and an integrated island unit. The room has tile flooring throughout, two centre light piece, one window to the rear of the property and a sliding door allows access out to the rear garden. Other features include one large radiator and ten power points.



- Utility Room 1.6m x 1.4m

The utility has one window to the side of the property, tile flooring, plumbing for a washing machine and space for a drier. There is a built in worktop counter, two power points, one centre light piece and one radiator.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one window overlooking the side of the property, one centre light fitting, a mains operated smoke alarm, an access hatch to the attic, and one power point. There is a hot press area which has been shelved for storage.

- Bedroom 1 4.7m x 3.8m

A large double bedroom offers a feature bay window overlooking the front of the property including a curtain rail and curtains. The room has solid timber flooring which has been sanded and varnished to a high quality finish and an impressive array of built-in units from floor to ceiling. There is one centre light fitting, one radiator, six power point, one television point and one telephone point.



- En Suite 0.9m x 3.0m

The en suite bathroom has a two piece suite and a corner shower area incorporating a Mira Elite QT electric shower. The room has partly tiled walls, fully tiled shower cubicle and tile flooring. Other features include a sky tube allowing in natural light into the room, one centre light fitting and one extractor fan.

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| • Bedroom 2 | 3.4m x 3.8m | A large double bedroom has a window overlooking the rear of the property including a curtain rail and curtains. The room has solid timber flooring, one radiator, one centre light fitting and four power points. |
| • Bedroom 3 | 2.6m x 2.7m | A spacious single room has a window to the front of the property. The room has painted timber floorboards, one centre light fitting, one radiator, two power points and a telephone point. |
| • Bathroom | 1.8m x 2.3m | The family bathroom features a three piece suite with a mains operated shower fitted over the bath. The room is tiled throughout and has one window to the rear of the property, one radiator and one centre light fitting. |

Features

- Approx. 104.71 Sq. M / 1127 Sq. Ft
- Built in 2004
- Large corner site with future development potential subject to planning permission
- 5 minute walk to Crosshaven Village
- New modern fitted kitchen
- Gas Fired Central Heating
- Double glazed windows
- Much sought-after location
- Attractive internal finish
- Off street parking for 3 to 4 cars
- Ideal First time buy/Investment property with current rent at €1378

Directions

Please see Eircode P43 EP03 for directions.



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