

## 4 Court Lawn East, Manor Farm, Lehenaghmore, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this magnificently presented three bedroom mid terrace property in the much acclaimed development of Manor Farm in Lehenaghmore, Cork. The property is presented in turnkey condition and benefits from an energy efficient B2 BER rating qualifying the property for a Green Mortgage for first time buyers.



**AMV: €300,000**

**BER B2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- B2 BER Rating- Qualifying the property for a Green Mortgage
- Showhouse condition
- Approx. 90 Sq. M. / 973 Sq. Ft.
- Built in 2007
- Gas fired central heating
- Double glazed PVC windows
- New Palladio composite front door
- Three spacious bedrooms
- Built-in storage in 2 x double bedrooms
- Top quality joinery and electric specification
- Modern fitted kitchen
- Sought after residential development
- 10 minutes' drive to Wilton Shopping Centre, CUH, Cork city centre

## | RECEPTION HALLWAY

4.9m x 2m (16'0" x 6'5")

A composite door with attractive stain glass centre and side panelling allows access to the reception hallway. The beautifully presented reception hallway features an attractive colour palette and impressive tile flooring. The area has one centre light piece, one large radiator, two power points and an alarm control point.



## | GUEST W.C

The guest w.c features a two piece suite and attractive floor and wall tiling. There is one centre light piece, an integrated wall mirror and an extractor fan.





## | LIVING ROOM

4.9m x 3.2m (16'0" x 10'4")

A superb main living room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has impressive semi-solid oak timber flooring, a raised gas fireplace and attractive décor. There is one centre light piece, one large radiator, twelve power points, three television points and one telephone point.



## | OPEN PLAN KITCHEN/DINING

3.4m x 5.3m (11'1" x 17'3")

The open plan kitchen/dining area has high quality tile flooring throughout. The room has extensive dining space, recessed spot lighting, one centre light piece, neutral décor, one radiator and twelve power points. One window with a Venetian blind overlooks the rear yard and sliding doors with blinds, a curtain rail and curtains allow access to a superb patio area.



The kitchen features impressive modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, dishwasher, washing machine and an integrated larder unit.



## | STAIRS AND LANDING

3.7m x 2.4m (12'1" x 7'8")

The stairs and landing are fitted with luxurious carpet flooring. At the top of the landing there is one centre light piece, a smoke alarm, two power points, a hot press area which is shelved for storage and a Stira staircase allowing access to a partly floored attic.



## | BEDROOM 1

3.4m x 3.1m (11'1" x 10'1")

A spacious double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has impressive built-in storage units, one centre light piece and laminate timber flooring. There are eight power points, one radiator, one telephone point, one television point and a thermostat control for the heating.



## | ENSUITE

0.9m x 2.3m (2'9" x 7'5")

The ensuite bathroom features a three piece suite with Triton Shannon shower. The room offers impressive floor and wall tiling, one centre light piece, an extractor fan and one radiator.





## | BEDROOM 2

4m x 2.8m (13'1" x 9'1")

A large double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has high quality laminate timber flooring, attractive décor and impressive built-in storage units. There is one centre light piece, six power points, one large radiator and one television point.



## | BEDROOM 3

2.8m x 2.4m (9'1" x 7'8")

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



## | BATHROOM

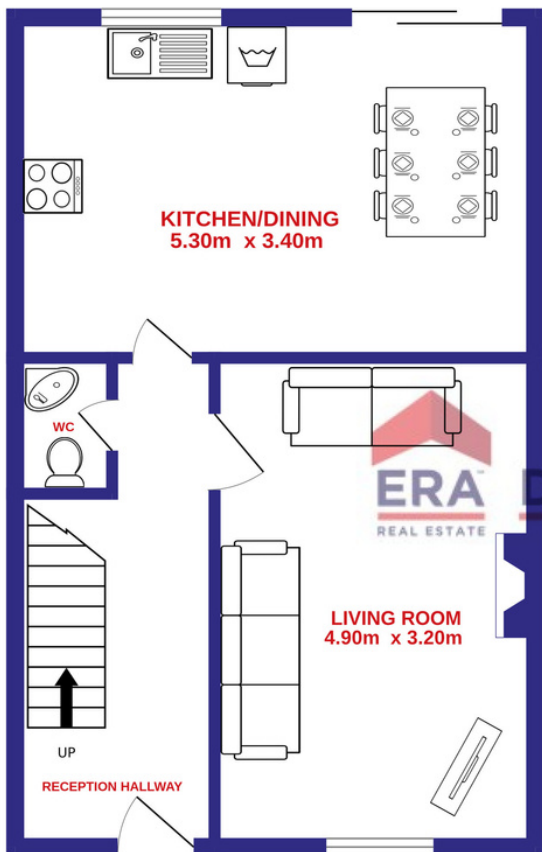
2.2m x 2.1m (7'2" x 6'8")

The beautifully appointed family bathroom features a four piece suite including a Triton electric shower fitted over the bath. There is modern tiling throughout with attractive inlay border tiles, one window to the front of the property with a roller blind, one centre light piece and one radiator.

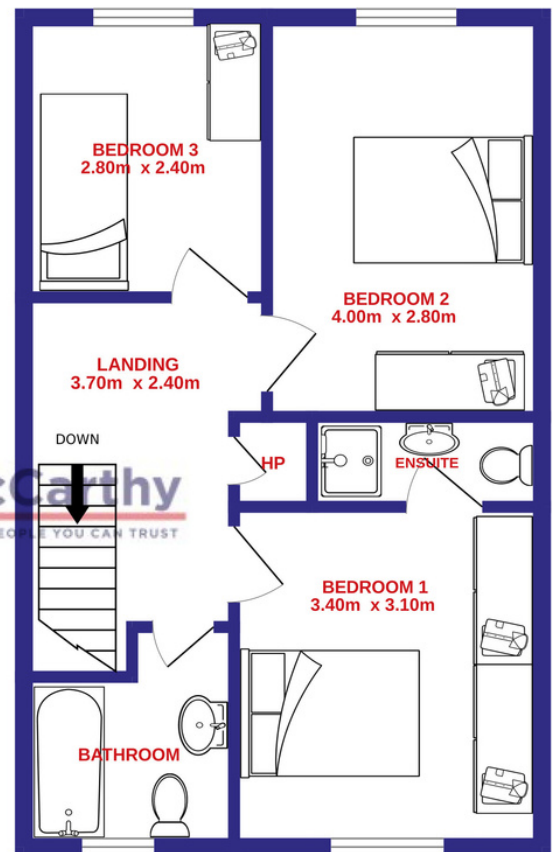


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR

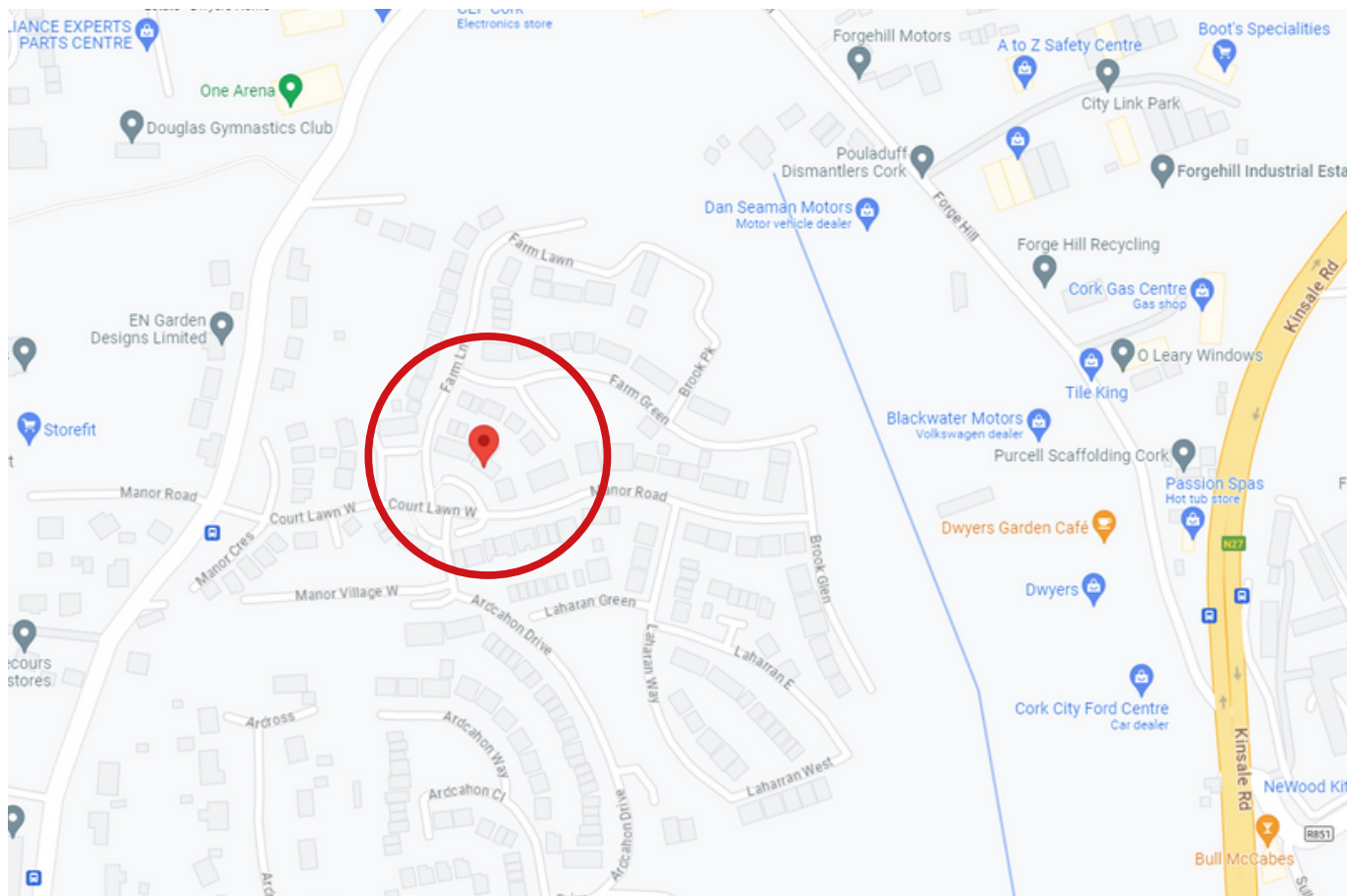


TOTAL FLOOR AREA : 90.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode T12 W95T for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Fiona Foley, Foley Turnbull Solicitors, Joyce House, Barracks Square, Ballincollig, Cork

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