

25 Ashmount Court, Tivoli, Cork City **BER C2**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superb, three bedroom townhouse which can only be described to be of show house standards.

Not only have the internals of the property been lavished with attention, but the private enclosed rear garden has been fully landscaped creating an area of pure tranquillity.



AMV: €275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.45m x 2.63m

A teak door with glass centre panelling allows access to the reception hallway. The hallway has tile flooring, one radiator, one light fitting, one smoke alarm, two power points and a telephone point. A large feature window overlooking the front of the property floods the area with natural light.

- Living Room 3.68m x 4.2m

The main living room is located to the front of the property with one window and roller blind. Features include carpet flooring, attractive décor and a feature open fireplace with granite hearth and timber surround. The room is immaculately presented, has one light fitting, one radiator, four power points, one tv point and an open arch allows access to the dining area.



- Kitchen 4.15m x 3.3m

The kitchen features high quality tile flooring and modern fitted units at eye and floor level in an L-shape finished in a Prague Ivory colour scheme. The units have a contrasting dark worktop counter and a tiled splash back. Features include one window overlooking the landscaped rear garden, a stainless steel sink, an integrated dishwasher and extractor hood and recess spot lighting. There is space for an oven and fridge freezer, seven power points, one radiator and storage under the stairs. A walkway from the kitchen allows access to the dining room.



- Dining Room 3.03m x 2.8m

The dining room has a continuation of the tile flooring from the kitchen. Double doors at rear of the room allow

access to the rear garden. The room has a feature brick wall, attractive décor, one light fitting, two power points and an ornate radiator.



- Utility Room 1.8m x 1.9m

Located off the kitchen, the property benefits from a large utility room which has plumbing for a washing machine, space for a drier and wall mounted shelving. There is one light fitting, two power points and a PVC door with glass panelling allows access to the rear garden.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one light fitting, a smoke alarm, access to the attic and a thermostat control for the heating. There is a generous sized hot press which is shelved for storage.

- Bedroom 1 3.41m x 3.35m

A superb main bedroom has a window including a roller blind, a curtain rail and curtains overlooking the rear garden. The room has magnificent new carpet flooring, a feature wallpapered wall and built-in units from floor to ceiling. There is one light fitting, one large radiator and four power points.



- Bedroom 2 3.2m x 2.95m

A large double bedroom has a window to the front of the property giving panoramic views over the surrounding countryside from this elevated site. The room has carpet flooring, a feature wallpapered wall and an impressive array of built-in units from floor to ceiling. There is one light fitting, one radiator, wall mounted shelving and four power points.



• Bedroom 3 1.96m x 2.72m

A large bedroom has one window overlooking the rear garden with a roller blind. The room has carpet flooring, attractive neutral décor, one light fitting, one radiator and four power points.

• Main Bathroom 1.66m x 2.0m

This newly refurbished bathroom features a three piece suite with a reclaimed copper showerhead fitted over the bath. The room features attractive timber panelling, magnificent modern wall and tile flooring and one window to the front of the property.

Features

- Approx. 87.42 Sq. M / 941 Sq. Ft
- BER C2
- Year Built 2004
- Show house standard
- Private Landscaped rear garden
- Gas fired central heating
- Double glazed windows
- Useful utility room
- Three spacious bedrooms
- Recently refurbished family bathroom
- Excellent location close to all amenities
- No 208 bus route stopping within the development every 15 minutes
- 10 minute drive to Cork city centre, Mahon Point, Little Island & Apple Ireland

Directions

Please see Eircode T23Y768 for directions.

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