

22 Thomas Kent Park, Rathmore Road, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately maintained and extended four bedroom semi-detached property positioned on a large elevated corner site with extensive outside space.

The property benefits from extensive living space on the ground floor together with spacious bedroom accommodation on the first floor all finished with high quality décor.



AMV: €225,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.5m x 1.8m

A composite door with an attractive stained glass centre panelling allows access to the reception hallway. The hallway has one window to the front of the property with Venetian blind and attractive décor with carpet flooring. There is one radiator cleverly disguised behind a radiator cover, under stairs storage, one centre light fitting, two power points, two telephone points and an alarm control point.

- Lounge/Bedroom 4 3.3m x 3.6m

A door from the hallway allows access into a lounge. This versatile room could serve a multitude of uses such as a second living area, home office or bedroom 4. The room has a window overlooking the front of the property with a roller blind, a curtain rail and curtains and provides panoramic views over the north side of Cork city. The room has solid timber flooring which has been sanded and painted, built-in units from floor to ceiling, an ornate open fireplace, one radiator, one centre light fitting and two power points.

- Kitchen/Dining 3.3m x 5.5m

Located at the rear of the property, the kitchen/dining room features impressive tile flooring throughout. The area has modern built-in units at eye and floor level in an L-shape with an extensive worktop counter and tile splash back with the kitchen including an integrated oven, hob and extractor fan, plumbing for a washing machine and dishwasher and space for a fridge freezer. Double doors with glass panelling allow access from the room to the superb rear garden. There is extensive dining space within the room together with a built-in breakfast counter and storage areas on both sides of the counter.

There are two centre light fittings, one large radiator, an integrated wine rack, eleven power points, one thermostat control for the heating and one radiator.



- Dining Room 2.3m x 4.0m

This room features superb modern décor with an attractive colour palette. A window to the rear of the property overlooking the garden includes a roller blind and the room features attractive coving and high quality semi-solid oak timber flooring. There is one centre light fitting, one radiator, two power points and double doors from the room allow access into a magnificent main living room.

- Living Room 4.4m x 5.0m

A spectacular room features a window to the front of the property including a roller blind, a curtain rail and curtains and offers panoramic views from this elevated site. The room which is beautifully decorated is finished with high quality semi-solid oak timber flooring and attractive coving. Other features include one centre light fitting, a gas fireplace, recess spot lighting surrounding the fireplace, one large radiator, four power points and four television points.



- Utility Room/Storage 2.3m x 1.0m

Located off the formal dining area, the utility room semi-solid oak timber flooring. Features include wall mounted shelving, one centre light fitting, two power points and space for a washing machine or dryer.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one centre light fitting, access to the attic and an attractive dado rail surrounding the area.

- Bedroom 1 3.3m x 3.1m

This spacious double bedroom located at the front of the property has one window offering panoramic views over the surrounding countryside. The window includes a curtain rail, curtains and a roller blind. Other features include high quality semi-solid oak timber flooring, built-in units from floor to ceiling, one centre light fitting, one radiator, six power points and two television points. Double doors from here allow access into a walk-in wardrobe that could easily be converted into a third bedroom.



