

"Dunamaise", Curraheen Road, Bishopstown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb three bedroom detached family home situated on a spectacular sunny site offering obvious scope for further development subject to planning permission in the heart of Bishopstown. The property benefits from spacious living and bedroom accommodation along with unrivalled location close to all amenities.



AMV: €495,000



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PSRA No. 002584

| FEATURES

- Spectacular site with obvious future development potential SFPP
- Underpinned with certification
- Superb rear garden with patio area
- Approx. 147 Sq. M / 1,582 Sq. Ft.
- Built C. 1957
- BER G
- Close proximity to CUH, MTU and UCC
- Sought after residential location within walking distance to a host of essential and recreational amenities
- Easy access to N40 road network
- Detached garage with vehicular access
- Gas fired central heating
- Three spacious double bedrooms
- Ample off street parking

| PORCH

1.7m x 0.9m (5'5" x 2'9")

A sliding door allows access to a porch area which has tile flooring, timber panelled walls and one centre light piece. A timber door with attractive stain glass centre and side panelling allows access to the main reception hallway,

| RECEPTION HALLWAY

5.1m x 3.95m (16'7" x 12'9")

The hallway features high quality hardwood oak herringbone flooring, which is sanded and varnished to a high quality finish. The area has one centre light piece, one radiator, two power points, extensive under stair storage and a walk-in storage area.



| LIVING ROOM

3.35m x 4.55m (15'7" x 14'9")

A superb main living room has a large window overlooking the front of the property featuring a curtain rail, curtains and roller blinds. The room has high quality semi-solid oak timber flooring, an open fireplace, one centre light piece, one radiator, four power points, one television point and covings surround the room.



| LOUNGE

3.35m x 4.2m (15'7" x 13'7")

A superb lounge/family room has a feature bay window to the front of the property including a roller blind, curtain rail and curtains. The room has carpet flooring, one radiator, an open fireplace, one centre light piece, covings around the ceiling, four power points and one television point.



| KITCHEN/DINING

4.8m x 3.35m (15'7" x 10'9")

An extended L-shape kitchen/dining area features oak fitted units at eye and floor level throughout with extensive worktop counter space and a tiled splashback. There is one window overlooking the pristine rear garden and one window overlooking the side. The kitchen includes an integrated double oven, hob, extractor fan, plumbing for a washing machine and dryer and a bowl and a half stainless steel sink.



The room is finished in Amtico flooring throughout and features extensive dining space, one centre light piece, one radiator, eleven power points and one telephone point.



| PANTRY

2m x 0.9m (6'5" x 2'9")

Accessed off the kitchen/dining area the pantry features shelving from floor to ceiling and one window overlooking the rear garden.

| UTILITY ROOM

2.9m x 2.9m (9'5" x 9'5")

The utility room has tile flooring throughout, timber panelled ceiling, one window to the side of the property and a teak door with glass panelling allows access to the rear patio area. The room has wall-mounted shelving, four power points and the gas boiler is located here.



| SHOWER ROOM

0.9m x 1.95m (2'9" x 6'3")

Located off the utility area, the shower room features a three piece suite with a Mira electric shower. The room has one window to the rear of the property and one centre light piece.



| STAIRS AND LANDING

5.7m x 3.95m (18'7" x 12'9")

The stairs and landing are fitted with carpet flooring throughout. At the half landing a window overlooks the rear garden and at the top of the landing a window overlooks the side, flooding the area with natural light. The landing area has two light pieces, one radiator, one power point and a hot press area which is shelved for storage.



| BEDROOM 1

3.35m x 4.55m (10'9" x 14'9")

A spacious double bedroom has one window to the front of the property, offering picturesque views over Spur Hill and Waterfall. The room has carpet flooring, one centre light piece, one radiator and six power points.



| **BEDROOM 2**

3.35m x 4.2m (10'9" x 13'7")

A large double bedroom has a feature bay window to the front of the property including a roller blind, curtain rail and curtains. The room has high quality Junckers solid oak timber flooring, one centre light piece, one radiator, six power points and one television point.



| **BEDROOM 3**

3.35m x 3.15m (10'9" x 10'3")

This spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has semi-solid oak timber flooring, one centre light piece, one radiator and four power points.



| **BATHROOM**

2m x 1.6m (6'5" x 5'2")

The bathroom features a three piece suite including a Mira shower fitted over the bath. The room has one window to the rear, one centre light piece, one radiator and storage under the sink.



| W.C

2m x 0.9m (6'5" x 2'9")

This w.c features a one piece suite, vinyl floor covering, wall tiling, one centre light piece and one window to the rear of the property.



| GARAGE

4.9m x 3.1m (16'0" x 10'1")

The garage has vehicular access, one window to the rear and a pedestrian door to the side. There is wall-mounted shelving and one centre light piece.

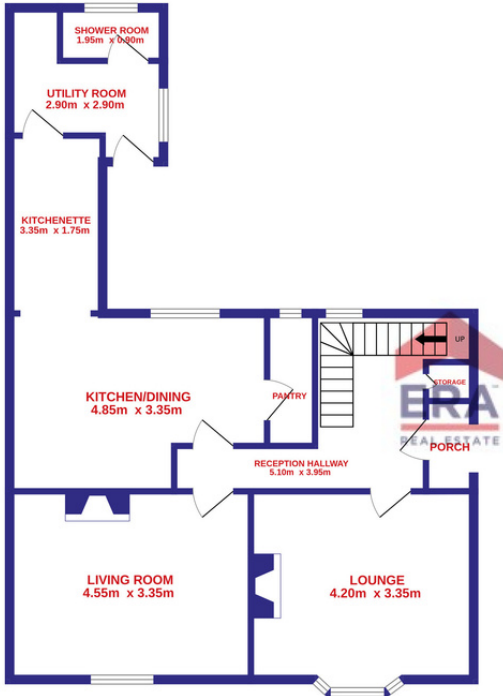


| EXTERIOR



FLOOR PLAN

GROUND FLOOR



1ST FLOOR



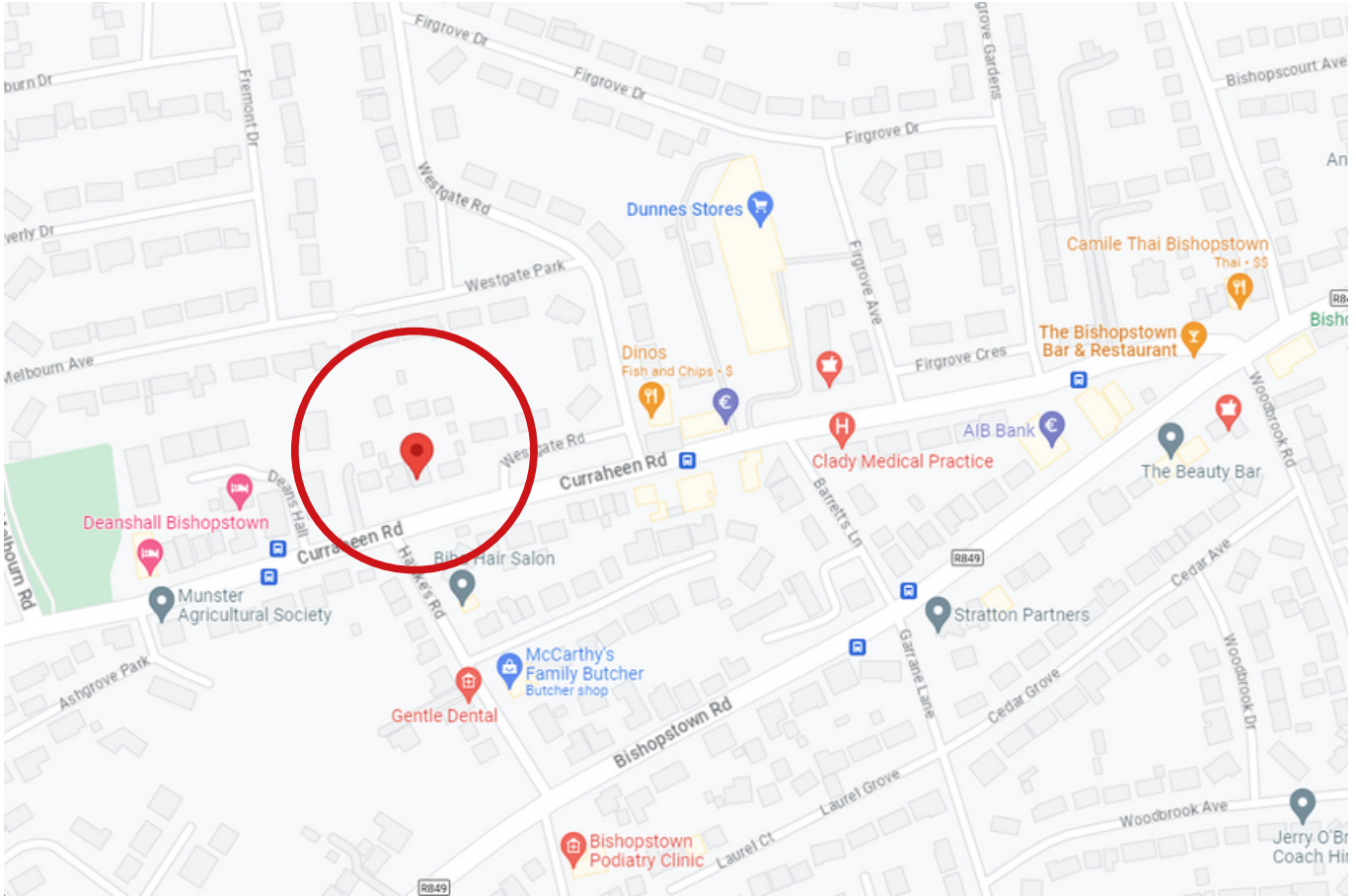
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TOTAL FLOOR AREA : 147.0 sq.m. approx.

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 R2T8 for directions.



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THE PEOPLE YOU CAN TRUST

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