



Downey McCarthy

...the people you can trust

12 An Moinear, Cul Ard, Carrigtwohill, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this stunning, modern three bedroom, semi-detached property positioned on a large West facing site with future development potential subject to FPP within the much acclaimed development of Cul Ard, Carrigtwohill. Located adjacent to the railway station and within a five minutes walk to Carrigtwohill village, the property's central location is sure to appeal to a host of buyers.



AMV: €295,000



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PSRA No. 002584

| FEATURES

- Approx. 85 Sq. M. / 915 Sq. Ft.
- Built in 2003
- BER C2
- Large west facing corner site with future development potential subject to FPP
- 5 minute walk to Carrigtwohill railway station & 15 minutes walk to IDA centre Carrigtwohill
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- Modern fitted kitchen
- Off street parking
- Located at the end of a quiet cul-de-sac
- Walking distance to Carrigtwohill village and its amenities including bars, restaurants, schools, shops and pharmacy
- Adjacent to the N25 offering easy access to Cork city

| RECEPTION HALLWAY

4.6m x 2m (15'0" x 6'5")

A PVC door with glass panelling and top fan light allows access to the main reception hallway. The hallway has attractive décor with tile flooring, one radiator, recessed spot lighting, two power points, two telephone points and under stair storage.

| GUEST W.C

The guest w.c features a two piece suite, one window to the side of the property, tile flooring, a tiled splashback and one centre light piece.

| LIVING ROOM

3.8m x 3.5m (12'4" x 11'4")

A spacious main living room has a feature bay window to the front of the property which allows extensive natural light to flood the room. There is attractive neutral décor, laminate timber flooring, recessed spot lighting, a cast iron fireplace with timber surround and tiled hearth, ten power points, two telephone points and one radiator.



| OPEN PLAN KITCHEN/DINING

3.61m x 5.65m (11'8" x 18'5")

An open plan kitchen/dining area has a sliding door allowing access to the rear of the property and a window overlooking same. The kitchen has modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashbacks. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, dishwasher, plumbing for a washing machine and a stainless steel bowl and a half sink. The room has recessed spot lighting throughout, tile flooring, one radiator, seventeen power points and one television point.



| STAIRS AND LANDING

3.4m x 2m (11'1" x 6'5")

The stairs has been fitted with carpet while the landing area is finished with laminate timber flooring. There is one centre light piece, one window to the side of the property, two power points, a hot press area which is shelved for storage and an access hatch to the attic.

| BEDROOM 1

3.24m x 3.5m (10'6" x 11'4")

A spacious double bedroom has two windows to the front of the property offering superb views over Cork city from this elevated site. The room has built-in units from floor to ceiling, laminate timber flooring, attractive décor, one radiator, one centre light piece, six power points, one television point and one telephone point.



| ENSUITE

0.8m x 2.75m (2'6" x 9'0")

The ensuite bathroom features a three piece suite including a mains operated shower. There is floor and wall tiling, one centre light piece, one extractor fan and one radiator.

| BEDROOM 2

3.3m x 3.5m (10'8" x 11'4")

A spacious double bedroom has two windows to the rear of the property including a blind and curtains. The room has high quality laminate timber flooring, built-in units, one radiator, one centre light piece, six power points, one television point and one telephone point.



| **BEDROOM 3**

2.3m x 2.6m (7'5" x 8'5")

A spacious single bedroom has one window to the rear of the property including a Venetian blind. There is laminate timber flooring, built-in units, one large radiator, one centre light piece, two power points and one telephone point.



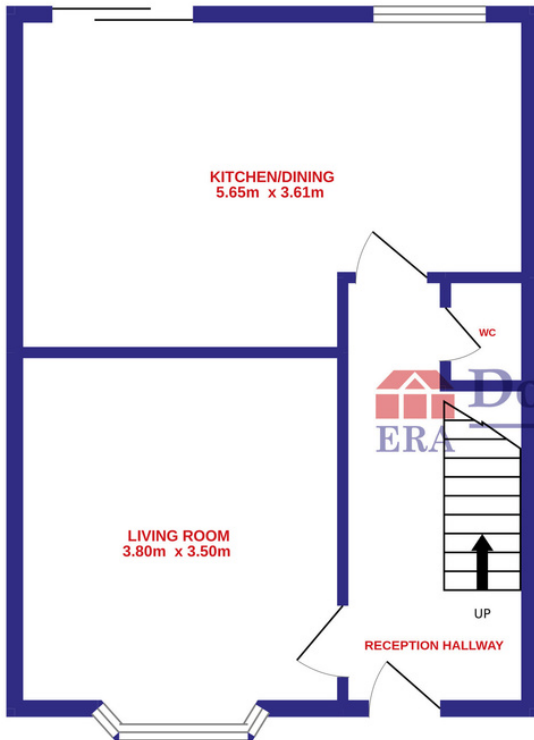
| **BATHROOM**

2.2m x 2.2m (7'2" x 7'2")

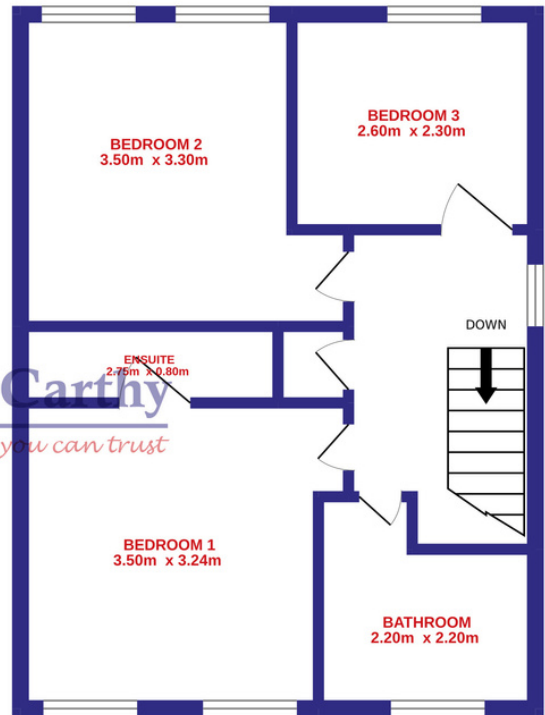
The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. There is one window to the front of the property, floor and wall tiling, one radiator, one wall-mounted light piece and one centre light piece.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA: 85.0 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 T45 N504 for directions.



| ALL ENQUIRIES TO:

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