



# Downey McCarthy

*...the people you can trust*

## 14 Woodbrook Drive, Bishopstown, Cork



ERA Downey McCarthy are delighted to present to the market this superb three bedroom, semi-detached property benefitting from a fantastic West facing rear garden. Woodbrook Drive is ideally located in Bishopstown, close to the N40 South Ring Road network and is within walking distance of all amenities including shopping centres, shops, UCC, MTU, CUH, bars & restaurants, schools and sports facilities.



**AMV: €330,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 110.17 Sq. M. / 1,186 Sq. Ft.
- Built in 1964
- BER D2
- Three bedrooms upstairs
- Two bathrooms
- Large West facing rear garden which is fully enclosed
- Superb conservatory/sunroom
- Close to MTU, CUH, CUMH and Wilton Shopping Centre
- Close to all local amenities including shops, supermarkets, bars, restaurants
- Easy access to N40 road network
- Off street parking
- In need of modernisation
- Ideal family home/investment property

## | RECEPTION HALLWAY

4.6m x 2.28m (15'0" x 7'4")

A PVC door with centre glass panelling allows access to the main reception hallway. The hallway has one centre light piece, laminate timber flooring, smoke alarm, alarm control point, a window to the side of the property, radiator and under stair storage.

## | LIVING ROOM

4.33m x 3.41m (14'2" x 11'1")

The living room is currently in use as a formal dining room. There is one large window overlooking the front of the property, carpet flooring, centre light piece, a feature fireplace with electric insert, neutral décor and one radiator.



## | FAMILY ROOM

3.71m x 3.65m (12'1" x 11'9")

The family room has carpet flooring, centre light piece, fitted units for storage and display purposes, a feature fireplace with marble surround and electric insert, neutral décor and one radiator. Glass double glass doors allow access to the conservatory located at the rear of the property.



## | CONSERVATORY

3.51m x 3.18m (11'5" x 10'4")

This superb conservatory has one large window overlooking the rear of the property and a sliding glass door allowing access to the rear garden. The room has laminate flooring, one radiator and two wall-mounted light pieces.



## | KITCHEN

4.04m x 2.87m (13'2" x 9'4")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, tiled flooring, fluorescent light fitting and one window to the rear of the property. The kitchen has space for two ovens, hob, extractor fan, stainless steel sink, radiator and a door allowing access to the utility room.



## | UTILITY ROOM

4.87m x 1.4m (15'9" x 4'5")

A large utility room has one window to the front of the property, solid fitted units at eye and floor level, worktop counters, stainless steel sink, plumbing for a washing machine and a dryer, space for a fridge freezer, tiled flooring, centre light piece and ample power points. A solid door allows access to the guest w.c.



## | GUEST W.C

1.76m x 1.18m (5'7" x 3'8")

The guest w.c features a three piece suite including a corner shower cubicle with a mains operated shower, wall tiling, radiator, centre light piece and a window to the side of the property.

## | STAIRS AND LANDING

The stairs and landing are fully carpeted. At the top of the landing there is a window to the side of the property, one centre light piece and solid doors leading to all rooms.



## | BEDROOM 1

4.28m x 3.46m (14'0" x 11'3")

A spacious double bedroom has a large window overlooking the front of the property, carpet flooring, built-in storage units, radiator and centre light piece.



## | BEDROOM 2

4.29m x 3.59m (14'0" x 11'7")

This double bedroom has one large window overlooking the rear of the property, carpet flooring, built-in storage units, large radiator and centre light piece.



## | BEDROOM 3

3.02m x 3.46m (9'9" x 11'3")

A spacious single bedroom has one window overlooking the front of the property, carpet flooring, built-in storage units, radiator and centre light piece.



## BATHROOM

2.63m x 2.09m (8'6" x 6'8")

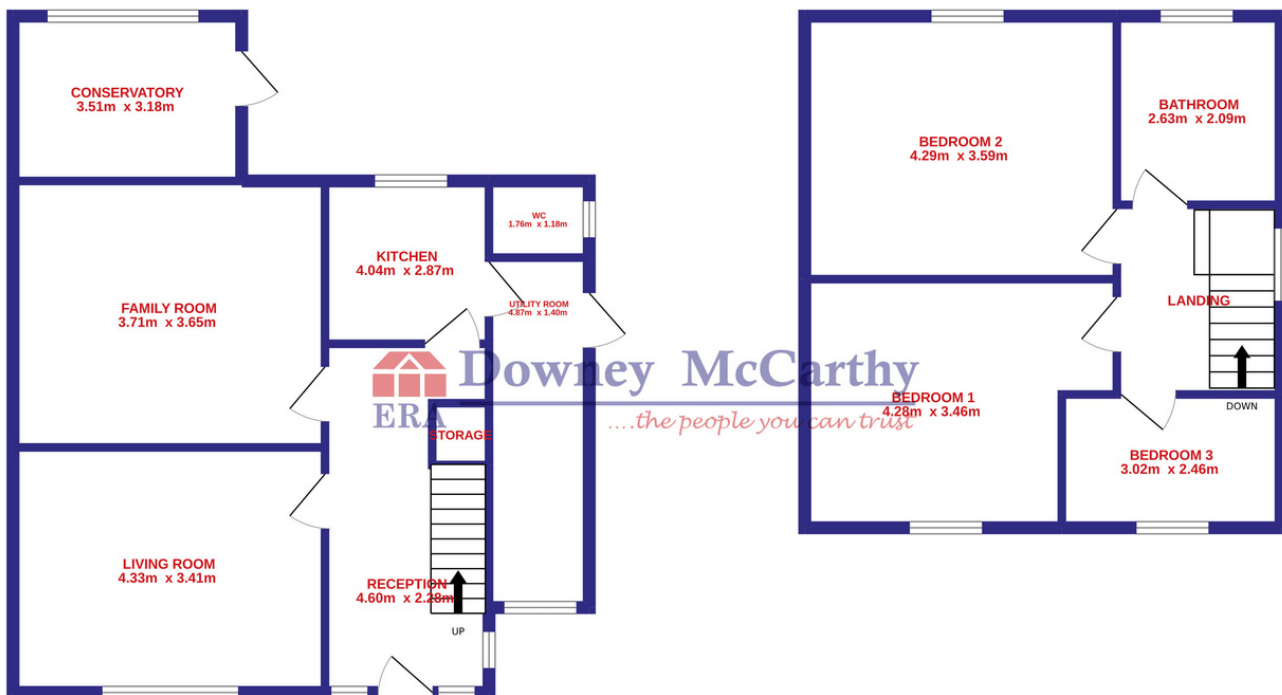
The main bathroom features a four piece suite including a Triton electric shower fitted over the bath, wall tiling, laminate flooring, one radiator, one centre light piece, access to the hot press and one frosted window to the rear of the property.



## FLOOR PLAN

GROUND FLOOR

1ST FLOOR



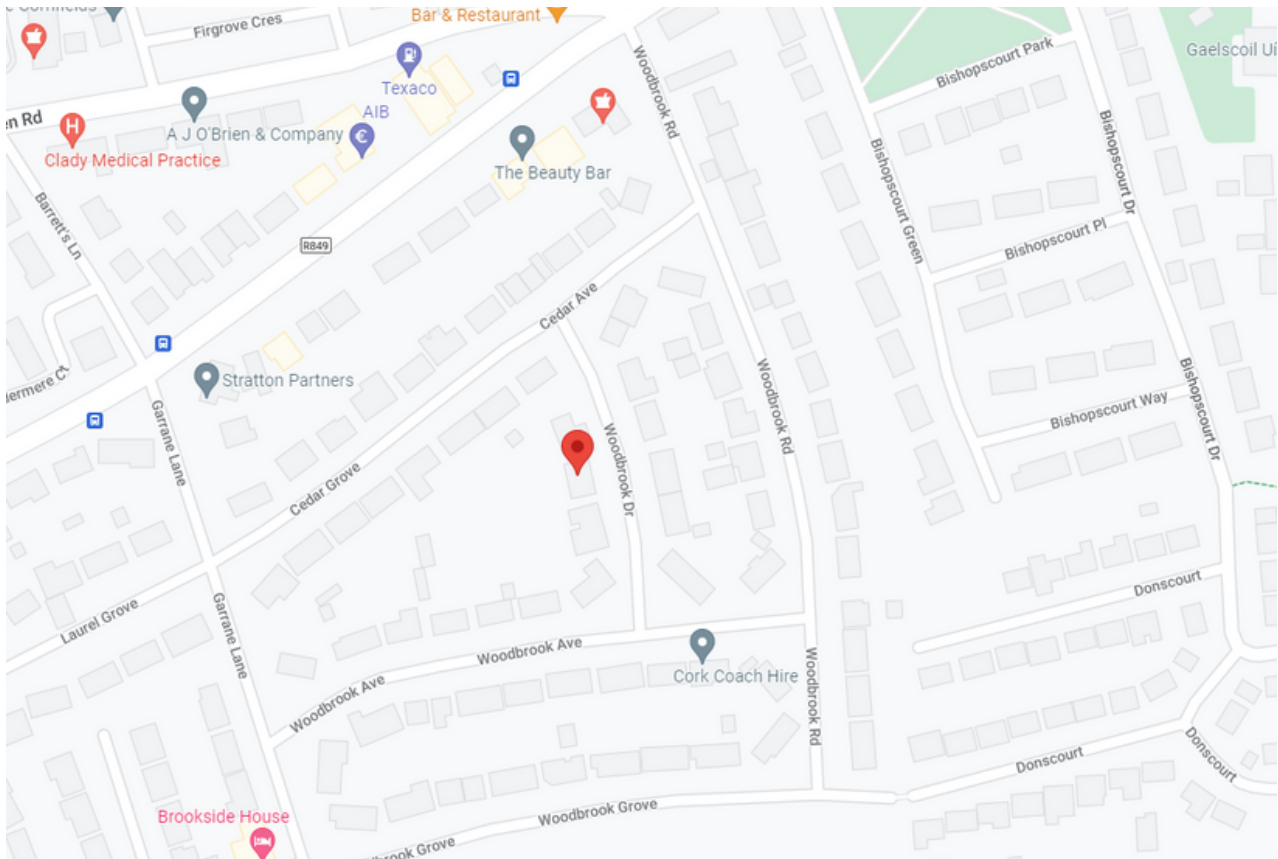
TOTAL FLOOR AREA: 110.2 sq.m. approx.

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 FH9P for directions.



## | ALL ENQUIRIES TO:

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