



Downey McCarthy

...the people you can trust

21 Willow Glen, Herons Wood, Carrigaline, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to launch to the market this spectacularly presented, modern three bedroom end of terrace townhouse offered in turnkey condition with a host of tasteful extras in the highly sought after residential development of Herons Wood, Carrigaline. The property benefits from its prominent position overlooking a large green area within a quiet cul-de-sac and a superb landscaped rear garden. The excellent overall presentation of the property is sure to entice a host of prospective purchasers and viewing comes highly recommended to appreciate what this home has to offer.



AMV: €295,000

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Showhouse condition End Townhouse
- Approx. 92 Sq. M. / 990 Sq. Ft.
- Built in 2005
- BER C2
- Modern fitted kitchen
- Newly refurbished family bathroom
- Built-in units in all three bedrooms
- Top class joinery finish throughout to include high quality flooring
- Superb landscaped rear garden
- Double glazed windows
- Gas fired central heating with Hive smart technology heating controls
- Three spacious bedrooms
- Overlooking a large green area within a quiet cul-de-sac setting
- Sought after location conveniently located within walking distance to all amenities and services in Carrigaline
- Short drive to Ringaskiddy, Cork Airport, Cork city centre
- On the 220 and 225 bus routes
- Easy access to N28 road network
- Rental potential of €1,800 per month
- External power in Steeltech shed
- Lean to at side of house is steel support
- Silver sockets and switches throughout

| RECEPTION HALLWAY

4.5m x 1.9m (14'7" x 6'2")

A teak door with stained glass centre and side panelling allows access to the main reception hallway. This spectacular reception hallway features attractive décor with high quality porcelain tile flooring and covings around the ceiling. There is one large radiator cleverly disguised behind a radiator cover, extensive under stair storage, recessed spot lighting, two power points and two telephone points.

| GUEST W.C

The guest w.c features a two piece suite with tile flooring, one centre light piece, one extractor fan and built-in storage under the sink.

| LIVING ROOM

4.25m x 3.3m (13'9" x 10'8")

The living room offers a feature bay window to the front of the property and adds an extra dimension of living space to the room. The area has high quality solid timber flooring, an impressive fireplace, covings around the ceiling and an attractive colour palette. There is one centre light piece, one radiator, eight power points, one telephone point and four television points. An open arch from the room allows access to the kitchen/dining area.



| KITCHEN/DINING

3.85m x 5.3m (12'6" x 17'3")

The kitchen/dining area features modern fitted units at eye and floor level in a U-shape finished in cream high gloss with contrasting walnut worktops and a breakfast counter. The room has tile flooring throughout, one window to the rear of the property and a sliding door allowing access to the rear garden. The kitchen includes an integrated double oven/hob/extractor fan, stainless steel sink, washing machine and fridge freezer, together with recessed spot lighting, extensive dining space, one radiator with radiator cover and ample power points.



| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, two power points, a hot press area which is shelved for storage and a Stira staircase allowing access to the attic which is floored for storage.



| BEDROOM 1

3.3m x 3.1m (10'8" x 10'1")

A spacious double bedroom has a feature bay window to the front of the property including Venetian blinds. The room has spectacular décor with high quality semi-solid oak timber flooring and attractive timber panelling on one feature wall. There are built-in storage units from floor to ceiling, one centre light piece, one radiator, six power points and one television point.



| BEDROOM 2

3.95m x 3.1m (12'9" x 10'1")

This large double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has semi-solid oak timber flooring and impressive built-in units from floor to ceiling. There is attractive décor, one centre light piece, one radiator and four power points.



| BEDROOM 3

2.85m x 2.65m (9'3" x 8'6")

A spacious single room has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has semi-solid oak timber flooring, built-in storage units, attractive décor, one centre light piece, one radiator and four power points.



| BATHROOM

2m x 2.1m (6'5" x 6'8")

A magnificent, newly remodelled family bathroom features a three piece suite including a Mira Elite QT electric shower and impressive tiling throughout. There is attractive border tiling, wall-mounted storage space and built-in storage space underneath the sink. The room has a heated towel rail, one window to the front of the property, recessed spot lighting and a wall-mounted mirror with integrated lighting.

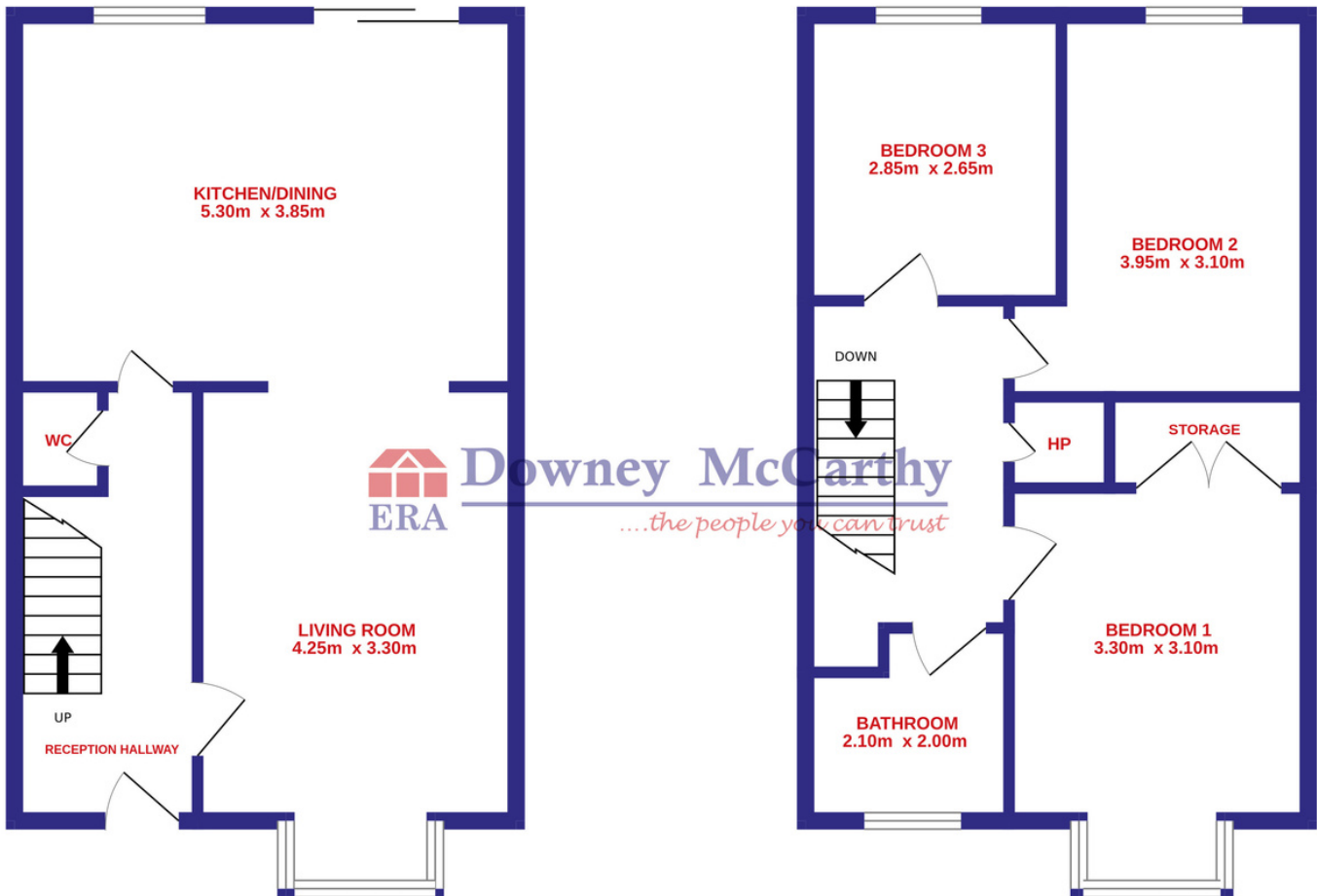


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| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



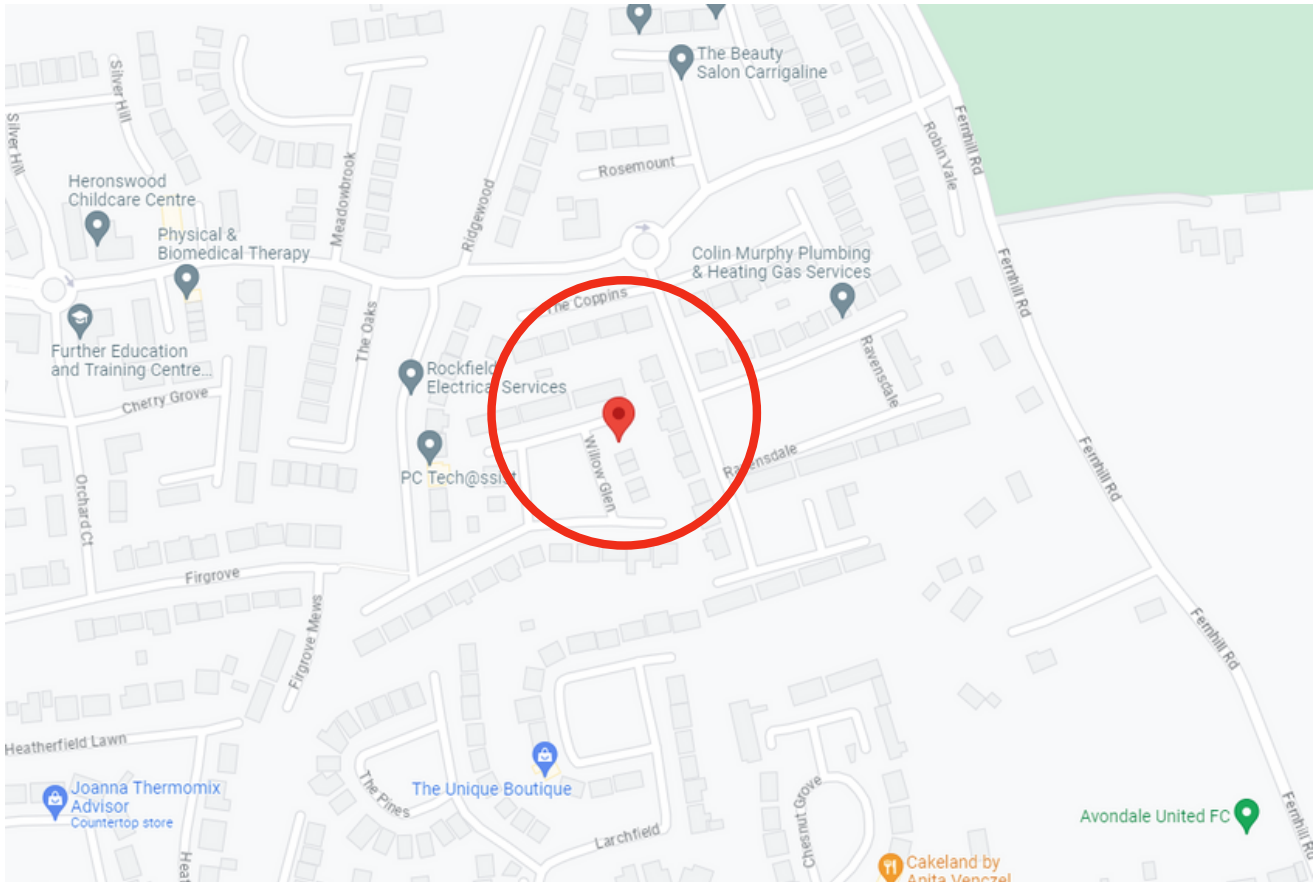
TOTAL FLOOR AREA : 92.0 sq.m. approx.

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 P43 X263 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie



Downey McCarthy
ERA *...the people you can trust*

Solicitor Details:

Denise Kelleher, Denise Kelleher & Associates Solicitors, 4 Gleann Alainn, Ballygarvan, Co. Cork

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