



Downey McCarthy

...the people you can trust

235 Eagle Valley, Wilton, Cork



ERA Downey McCarthy are delighted to offer to the market this four bedroom end of terrace property located in a sought after residential development in Wilton, Cork. Eagle Valley is a popular area, convenient to the N40 road network and close to all amenities including CUH, Wilton Shopping Centre, MTU, UCC, schools and shops.



AMV: €325,000

BER C2

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 108 Sq. M. / 1,163 Sq. Ft.
- Built in 2004
- BER C2
- Gas fired central heating
- Double glazed PVC windows
- Newly fitted carpet flooring
- Four bedrooms
- Sought after residential location
- Off street parking
- Not rent capped
- Convenient location close to all amenities including CUH, Wilton Shopping Centre, MTU, UCC, schools and shops
- Easy access to N40 road network

| RECEPTION HALLWAY

5.29m x 1.85m (17'3" x 6'0")

A timber door with frosted glass panelling allows access to the main reception hallway. The hallway has tile flooring, under stair storage, one centre light piece and one radiator.

| GUEST W.C

2.24m x 0.79m (7'3" x 2'5")

The guest w.c features a three piece suite, floor and wall tiling and one centre light piece.

| LIVING ROOM

5.3m x 3.49m (17'3" x 11'4")

The spacious living room features newly fitted carpet flooring, one large window to the front of the property, open fireplace, one centre light piece and five power points.



| KITCHEN

5.82m x 2.57m (19'0" x 8'4")

The kitchen features fitted units at eye and floor level with extensive worktop counter and tiled splashback, one radiator, recessed spot lighting, ample power points and ample storage space. The kitchen includes a fridge freezer, double oven, hob, dishwasher and washing machine. There is one large window to the rear of the property and a PVC door allowing access to same. French double doors allow access to the dining room.



| DINING ROOM

3.67m x 2.75m (12'0" x 9'0")

The dining room has tile flooring, one radiator, four power points, one centre light piece and sliding glass doors lead to the patio area.



| STAIRS AND LANDING

3.49m x 2.06m (11'4" x 6'7")

The stairs and landing has been fitted with new carpet flooring. The landing has one centre light piece, access hatch to the attic, a hot press and solid doors leading to all rooms.



BEDROOM 1

3.87m x 2.94m (12'6" x 9'6")

The spacious double bedroom features newly fitted carpet flooring, large built-in storage units, one window to the front of the property, one centre light piece, three power points and one radiator. A door from Bedroom 1 allows access to the ensuite.



ENSUITE

0.82m x 2.1m (2'6" x 6'8")

The ensuite bathroom features a three piece suite, floor and wall tiling, one centre light piece and a frosted window to the side of the property.



BEDROOM 2

3.14m x 2.83m (10'3" x 9'2")

This double bedroom has timber flooring, built-in storage units, one window to the rear of the property, one centre light piece, two power points and one radiator.



| BEDROOM 3

2.79m x 2.37m (9'1" x 7'7")

This double bedroom features newly fitted carpet flooring, built-in storage units, one window to the front of the property, one centre light piece, two power points and one radiator.



| BEDROOM 4

2.62m x 2.42m (8'5" x 7'9")

This bedroom has timber flooring, built-in storage units, one window to the rear of the property, one centre light piece and one radiator.



| BATHROOM

1.9m x 3.29m (6'2" x 10'7")

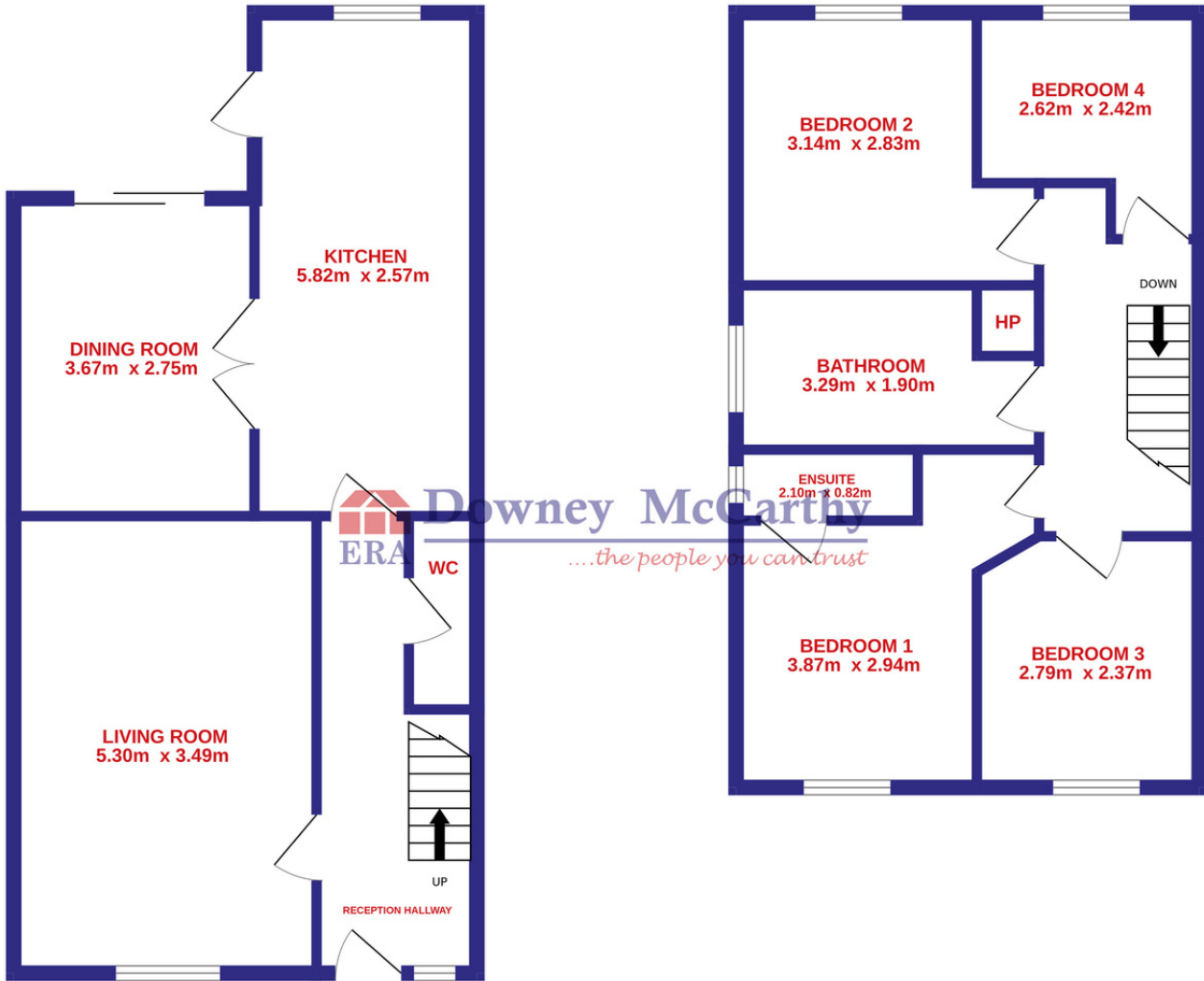
The main family bathroom features a four piece suite including an electric shower fitted over the bath, floor and wall tiling, one centre light piece and a frosted window to the side of the property.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR

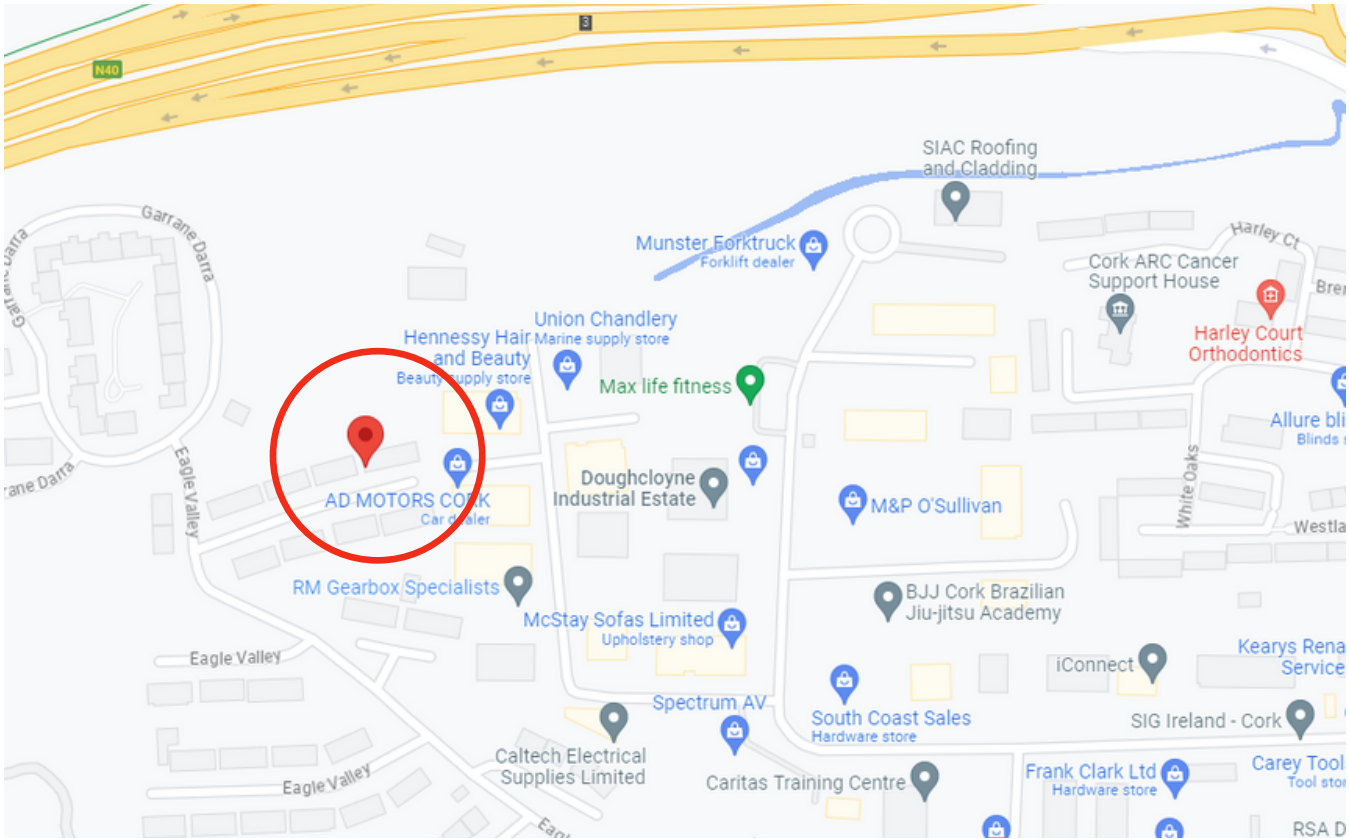


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 P9HE for directions.



| ALL ENQUIRIES TO:

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 **Downey McCarthy**
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Solicitor Details:

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