



Downey McCarthy

...the people you can trust

39 Clonlea, Mount Oval Village, Rochestown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this spectacular and deceptively spacious 3 bedroom townhouse, positioned on a large, south facing site within the popular Mount Oval Village development. This sought after location allows easy access to Douglas village just a 5 minutes' drive away as well as being convenient to the South Ring Road network. The property has easy access to Cork city centre, Mahon Point shopping and commercial centres, Little Island and Ringaskiddy all major employment centres.



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

- Spectacular South facing rear aspect
- Large private garden allow scope for further development
- Approx. 93.44 Sq. M. / 1,006 Sq. Ft.
- Built in 2004
- BER C2
- 10 minute drive to Ringaskiddy and Little Island
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- Sought after location close to a host of essential and social amenities including shops, bars, sports centres, schools
- Located on the 216 bus route

| RECEPTION HALLWAY

4.3m x 1.73m (14'1" x 5'6")

A teak door with glass side panelling allows access to the main reception hallway. The hallway has tile flooring, one centre light piece, one radiator, two power points and one telephone point. A hot press area is located under the stairs which is shelved for storage and has one centre light piece. A timber door with glass panelling allows access from the reception hallway to the main living room.

| LIVING ROOM

4.23m x 5.38m (13'8" x 17'6")

The living room has one window to the front of the property including a curtain rail and curtains. The room has high quality solid oak timber flooring, neutral décor, one centre light piece and an open fireplace with an electric insert. There is one radiator, four power points and one television point.



| KITCHEN/DINING

2.83m x 3.87m (9'2" x 12'6")

Located at the rear of the property, the kitchen/dining area benefits from one large window which overlooks the rear garden and a glazed PVC door allowing access to same. The kitchen features modern fitted units in an L-shape with extensive worktop counter and tile splashback. There is tile flooring and recessed spot lighting. The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, plumbing for a washing machine and dishwasher and space for a dryer. The dining area has a large radiator and throughout the room there are nine power points. Double doors with glass panelling allow access to a lounge.



| LOUNGE

2.83m x 4.94m (9'2" x 16'2")

A superb second living area overlooks the rear garden and features a sliding door allowing access to a rear patio area. This light filled room has one window to the rear of the property, high quality semi-solid oak timber flooring, an open fireplace, one large radiator, one centre light piece, four power points and one television point.



| STAIRS AND LANDING

3.13m x 2.13m (10'2" x 6'9")

The stairs and landing is fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one power points, one thermostat control for the heating and an access hatch to the attic.

| BEDROOM 1

2.85m x 6.02m (9'3" x 19'7")

A spacious double bedroom has three windows overlooking the rear of the property which allows extensive natural light to flood the room. There is solid timber flooring sanded and varnished, built in storage space, one radiator, one centre light piece, six power points, one television point and one telephone point. A door from the room allows access to an ensuite bathroom.



| ENSUITE

1.76m x 1.69m (5'7" x 5'5")

The ensuite features a four piece suite, one window to the rear of the property, one centre light piece, floor and wall tiling and one radiator.

| BEDROOM 2

4.2m x 3.6m (13'7" x 11'8")

A spacious double bedroom has one window to the front of the property. The room has high quality solid timber flooring, impressive built-in units from floor to ceiling, one radiator, one centre light piece, four power points and one television point.



BEDROOM 3

2.76m x 2.67m (9'0" x 8'7")

A spacious single bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has solid timber flooring, a built-in bed with storage underneath, built-in storage units from floor to ceiling with a workstation and shelving. There is one radiator, one centre light piece and two power points.



BATHROOM

1.76m x 2.27m (5'7" x 7'4")

The family bathroom features a four piece suite including a Mira Elite 2 electric shower fitted over the bath, one window to the rear of the property, floor and wall tiling, one centre light piece and one radiator.

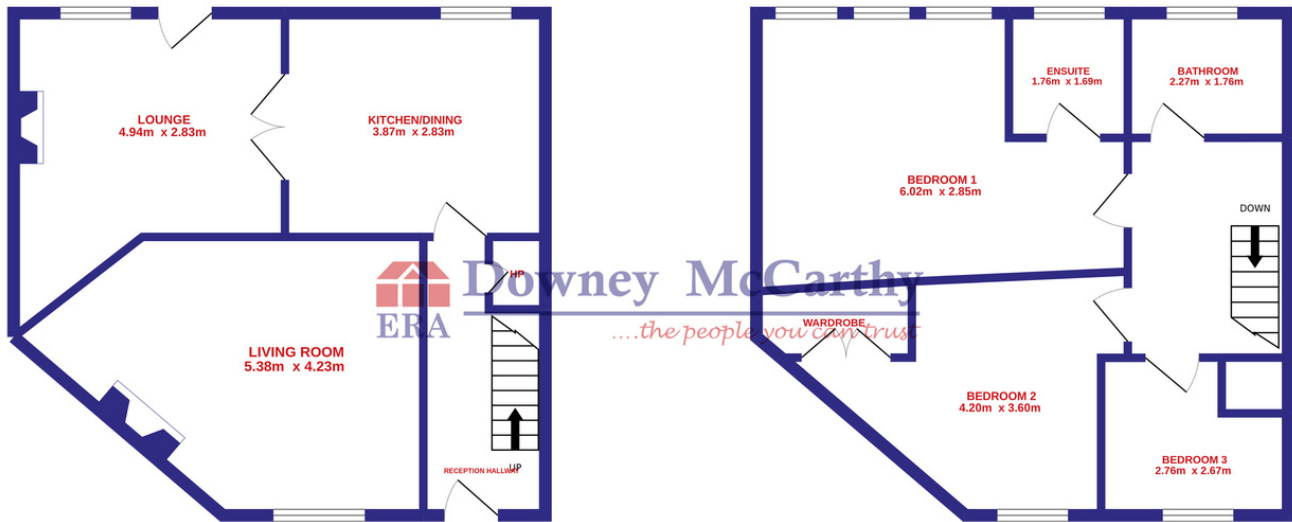


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FLOOR PLAN

GROUND FLOOR

1ST FLOOR

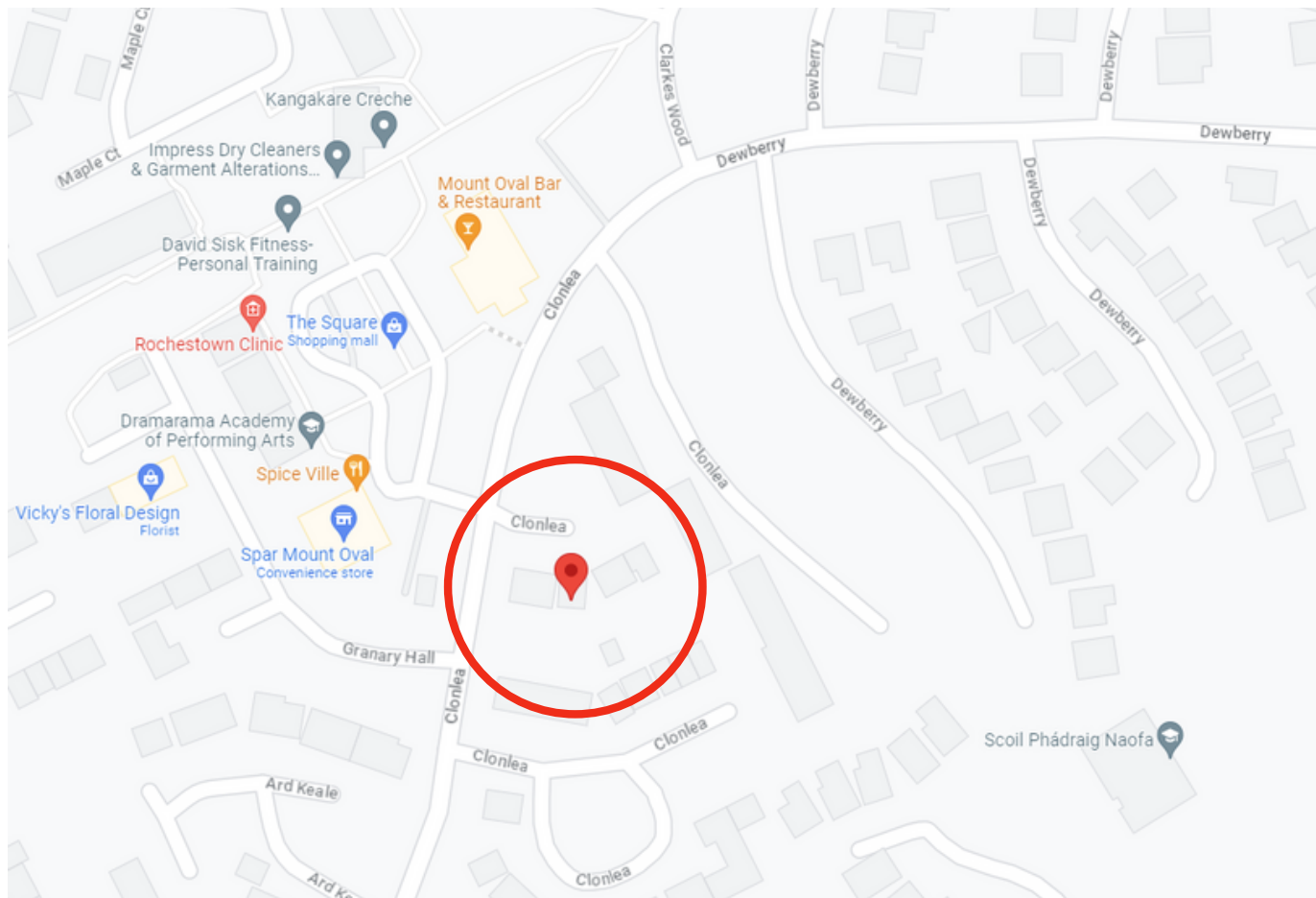


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 KDW2 or directions.



| ALL ENQUIRIES TO:

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