



# Downey McCarthy

*...the people you can trust*

## 60 Foxwood, Rochestown, Cork



ERA Downey McCarthy Auctioneers are thrilled to present to the market this tremendous three bedroom, semi-detached property which comes to the market in turnkey condition and offers spacious, light-filled living accommodation with the addition of a superb rear extension. No. 60 is situated in a most sought after residential area in Foxwood, Rochestown while also being within easy access of Douglas village and the South Ring Road network. This presents a rare opportunity to acquire such a fine property in a very popular and desirable location.



**AMV: €440,000**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 166.4 Sq. M. / 1,791 Sq. Ft.
- Built in 1999
- BER B3
- Three spacious bedrooms on the first floor
- Converted attic area provides extra room
- Driveway for off street parking
- Beautiful light filled living accommodation
- Attractive décor throughout
- Recently fitted gas boiler (6 years ago)
- Fantastic rear patio area with South facing aspect
- Situated in a quiet cul-de-sac
- Superb location close to local amenities including schools, bars, restaurants, sports facilities, supermarkets and shops
- 5 minutes' walk to the 216 bus route
- Ideal family home

## | RECEPTION HALLWAY

4.96m x 2.4m (16'2" x 7'8")

A beautiful teak door with centre glass panelling allows access to the bright and welcoming reception hallway. The hallway has solid wooden flooring, one centre light piece, a radiator, decorative radiator cover and solid doors leading to all rooms.

## | GUEST W.C

2.03m x 0.75m (6'6" x 2'4")

The guest loo features one w.c and a fitted sink, frosted window to the side of the property, floor and wall tiling, centre light piece and radiator. The new gas boiler is cleverly housed within this room.

## | LIVING ROOM

5.1m x 5.47m (16'7" x 17'9")

The living room has one large bay window to the front of the property including roller blinds, feature fireplace carpet flooring, centre light piece, ample power points and attractive neutral décor.



## | CLOAK/STORE ROOM

1.21m x 3.28m (3'9" x 10'7")

This very convenient room has one centre light piece, fitted shelving for storage and laminate timber flooring.

## | OPEN PLAN KITCHEN/DINING/LIVING

8.9m x 5.88m (29'1" x 19'2")

This superb open plan room is awash with natural light owing to the extension that provides four Velux windows and two sets of double glass doors to the rear, allowing access to the beautiful patio area. The room has extensive dining and living space, solid wooden flooring, three radiators, recessed spot lighting, neutral décor, and ample power points throughout. The kitchen has modern fitted units at eye and floor level with an extensive worktop counter and tiled splashback. In terms of appliances we have a built-in AEG dishwasher, 5 ring gas hob/extractor fan and integrated NEFF double oven, and space for an American style fridge freezer. Furthermore there is a pantry area and a super island unit with a fitted sink plus some more storage space.



## | UTILITY ROOM

2.03m x 1.41m (6'6" x 4'6")

The utility room has tiled flooring, plumbing for a washing machine and a dryer, centre light piece, shelving for storage and a PVC door with centre glass panelling allows access to the side of the property and the covered area.

## | FIRST FLOOR STAIRS AND LANDING

3.73m x 1.89m (12'2" x 6'2")

The first floor stairs and landing has carpet flooring, centre light piece, frosted window to the side of the property with Venetian blind, smoke alarm, neutral décor and solid doors leading to all rooms. The hot press is located here also.



## | BEDROOM 1

3.56m x 4.18m (11'6" x 13'7")

This spacious double bedroom has one window to the rear of the property including a roller blind, carpet flooring, centre light piece, built-in wardrobes, radiator and a door allowing access to the en suite.



## | EN SUITE

0.8m x 3.18m (2'6" x 10'4")

This beautifully presented en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Sport electric shower, floor and wall tiling, centre light piece, extractor fan, wall-mounted light piece and shelving for storage.



## | BEDROOM 2

4.58m x 5.38m (15'0" x 17'6")

This large double bedroom has one bay window overlooking the front of the property with roller blind, carpet flooring, centre light piece, built-in wardrobe, built-in shelving and one radiator.



## | BEDROOM 3

2.79m x 2.82m (9'1" x 9'2")

This single bedroom is currently in use as a home office, one window to the front of the property with roller blind, carpet flooring, centre light piece, neutral décor and one radiator.



## | MAIN BATHROOM

1.86m x 1.87m (6'1" x 6'1")

This main family bathroom features a four piece suite including a shower fitted over the bath, beautiful floor and wall tiling, a window to the rear of the property with Venetian blind, heated towel rail and centre light piece.



## | SECOND FLOOR STAIRS AND LANDING

3.68m x 0.96m (12'0" x 3'1")

The second floor stairs and landing has carpet flooring and one Velux window allowing natural daylight into the property.

## | ATTIC ROOM

4.44m x 4.81m (14'5" x 15'7")

Super, spacious room ideal for storage with one large Velux window to the rear of the property with integrated blind, neutral décor, carpet flooring, one radiator, recessed spot lighting, power points and a door allowing access to another bathroom.



## | ATTIC BATHROOM

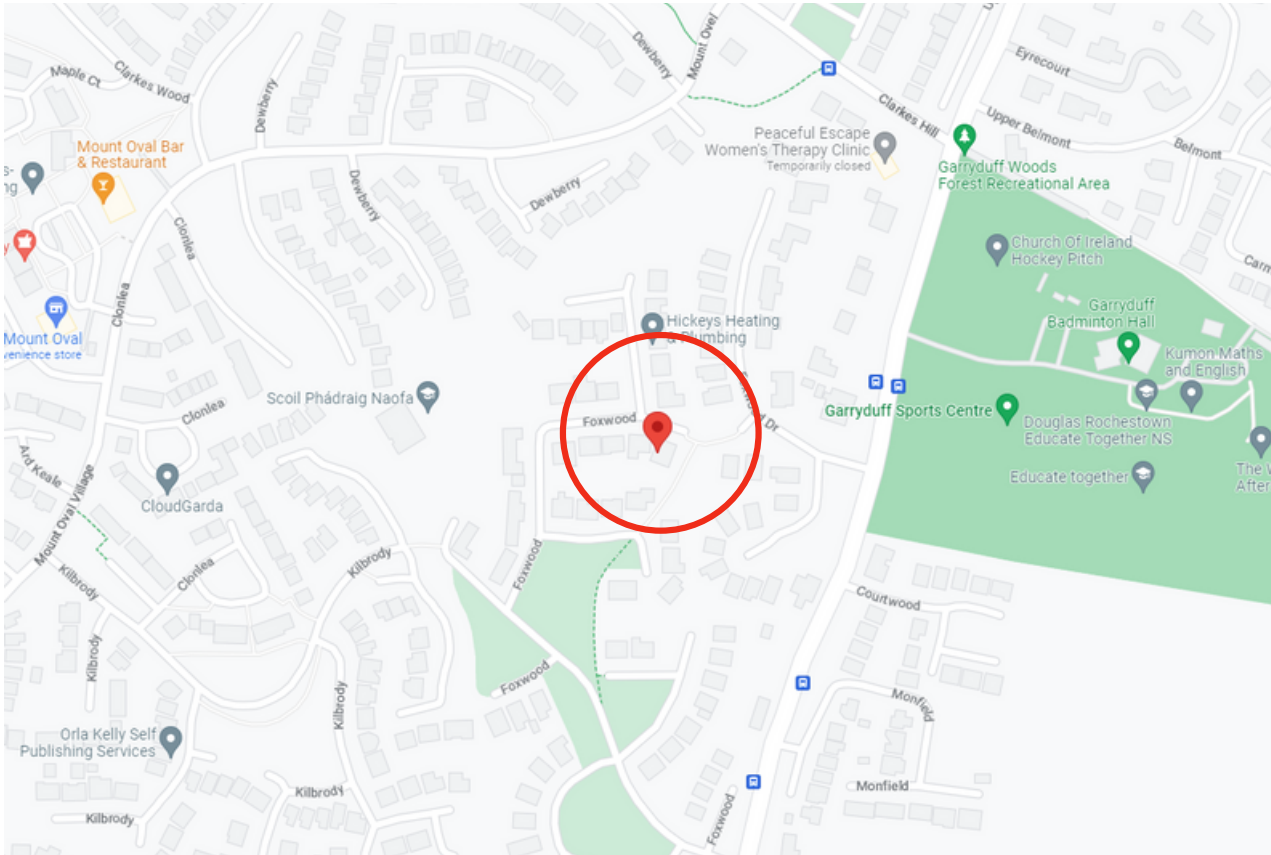
2.34m x 0.97m (7'6" x 3'1")

Featuring a built-in shower cubicle incorporating a Mira Go electric shower, one Velux window to the rear of the property, modern floor and wall tiling, one w.c., wash hand basin, centre light piece and wall-mounted light piece.



## | DIRECTIONS

Please see Eircode T12 X0CP for directions.



## | ALL ENQUIRIES TO:

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### Solicitor Details:

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