



# Downey McCarthy

*...the people you can trust*

## Ashmount, Ballyfouloo, Monkstown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this impressive, six bedroom detached property in a much sought after location of Monkstown, Co. Cork. This spacious 3,450 Sq. Ft. property will offer any family all the space ever required within a family dwelling combined with a superb location and picturesque site. "Ashmount House" is a truly exceptional property with tranquil uninterrupted views of Monkstown bay and close proximity to schools, restaurants, shops, bars, golf and sailing clubs.



**AMV: €650,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 320 Sq. M. / 3,450 Sq. Ft.
- BER C2 with potential to increase to A3
- Built in 2000
- Large elevated site of Approx. 0.27 acres with a west facing rear aspect
- Geo thermal heating system & Gas supply
- Panoramic views of Monkstown Bay & Cobh estuary
- 5/6 double bedrooms with 3 Ensuite bathrooms
- Extensive living accommodation on ground floor
- Large Sunroom to the side of the property
- Much sought after location
- Tastefully decorated throughout

## | PORCH

The porch has tile flooring throughout, a timber panelled ceiling and one centre light piece. A PVC door with glass panelling allows access through to the main reception hallway.

## | RECEPTION HALLWAY

The welcoming reception hallway features an impressive vaulted ceiling with a Velux window to the front of the property and recessed spot lighting. The area has attractive tile flooring, four power points and one radiator.



## | HOME OFFICE

Located off the hallway is a home office/study. This room has carpet flooring throughout, an extensive array of built in units from floor to ceiling, recessed spot lighting, four power points and one telephone point.



## | GUEST W.C

The guest w.c features a two piece suite and attractive tiling on the floor and from floor to ceiling level. The room has one centre light piece and one radiator.

## | LIVING ROOM

This spacious main living room has a superb large bay window to the front of the property which includes a roller blind, a curtain rail and curtains. The room has been fitted with carpet flooring and has recessed spotlighting, one centre light piece, one radiator, and six power points. A doorway off the living room allows access thorough to a bright and spacious sunroom which is situated to the side of the property. An open archway from the living room also allows access through to a formal dining room/lounge.



## | DINING ROOM

This spacious formal dining room offers ample space for family and social entertaining. The area has attractive decor and features a luxury fitted carpet. Double doors from this room allow access onto a rear patio. The room has one window to the side of the property, a sliding door which allows access to the sunroom, two centre light pieces, two large radiators and four power points.



## | SUNROOM

This bright L shaped sunroom has a fantastic south facing aspect and is an ideal living room/lounge area. The room has glass panels throughout and a PVC door allows access through to a private rear garden. The room has attractive flooring, one large radiator, and two power points.

## | DINING AREA

The dining area has tile flooring, two centre light pieces, one radiator and two power points, an open archway allows access through to the kitchen.



## | KITCHEN

The kitchen features modern fitted cherry wood units at eye and floor level. The room has tile flooring, one window to the side of the property and one window to the rear of the property. There is extensive work top counter space with a tile splash back, plumbing for a dishwasher, and integrated oven/hob, extractor fan and fridge freezer. The kitchen features a fantastic island unit which provides additional storage, dining and worktop counter space and includes two integrated power points. The kitchen has recessed spot lighting and six power points throughout.



## | LOUNGE

This large open plan area located off the kitchen offers a superb family environment and is finished with an impressive bespoke open fire place with a tiled hearth and timber surround. The room has PVC glass panelled double doors which include roller blinds and allow access to the rear garden together with one window overlooking the rear of the property. The room has been finished with attractive tile flooring, six power points, one centre light piece and one television points.



## | FAMILY ROOM/BEDROOM 6

This fantastic multi-functional ground floor room can act as a living space or a sixth bedroom. There is a feature bay window to the front of the property which includes one roller blind and the room offers built in storage space, carpet flooring, two centre light pieces, two radiators and six power points.



## | UTILITY ROOM

This large laundry room has one window to the rear of the property and a door to the side. Access to this room can be gained via the hallway or from the kitchen dining area. There is tile flooring throughout, plumbing for a washing mashing, space for a tumble dryer, built in wall mounted shelving, one centre light piece, and seven power points.

## | STAIRS AND LANDING

The stairs and landing are fully varnished throughout. The light filled landing has one centre light piece, one radiator and two power points.



## | BEDROOM 1

This fantastic double bedroom has a large bay window to the front of the property giving fantastic views towards Monkstown and Cobh. The room has been finished with solid timber flooring and has attractive décor throughout. There is one centre light piece, one radiator and four power points. The room has an excellent walk in wardrobe area with built in storage units on both sides from floor to ceiling level which provides ample storage space. This area has one window, one centre light piece and four power points. A doorway from this area allows access to the ensuite.



## | ENSUITE 1

This room has a double corner shower and a two piece suite. It has impressive tiling on the floor and from floor to ceiling. The room has one centre light piece, storage under the sink, and one radiator.



## | CONNECTING HALLWAY

Bedrooms 2 & 3 are accessed off the main reception hallway via their own connecting corridor. This area has timber flooring, built in storage space, one centre light piece and two power points.

## | BEDROOM 2

This spacious double room has attractive décor throughout. The room has impressive flooring, one radiator, one centre light piece and four power points. A door off the room allows access to the ensuite bathroom.



## | ENSUITE 2

The ensuite bathroom has a two piece suite and corner shower unit with a pump action shower. The room has one window to the side of the property, one centre light piece, and floor and wall tiling.

## | BEDROOM 3

This spacious bedroom has one window to the side of the property which includes a curtain rail and curtains. It has a solid timber flooring, four power points and one radiator. A doorway off this room allows access to the ensuite bathroom.



## | ENSUITE 3

This ensuite features a two piece suite, a corner shower unit and one extractor fan.

## | BEDROOM 4

A fantastic double room has one window to the rear of the property which includes a roller blind. The room has attractive solid timber flooring, built-in storage from floor to ceiling, one radiator, one centre light piece and six power points.



## | BEDROOM 5

A spacious double bedroom has a large bay window to the front of the property offering superb views. It has solid timber flooring which has been varnished to a high quality finish, built-in storage space from floor to ceiling and six power points.



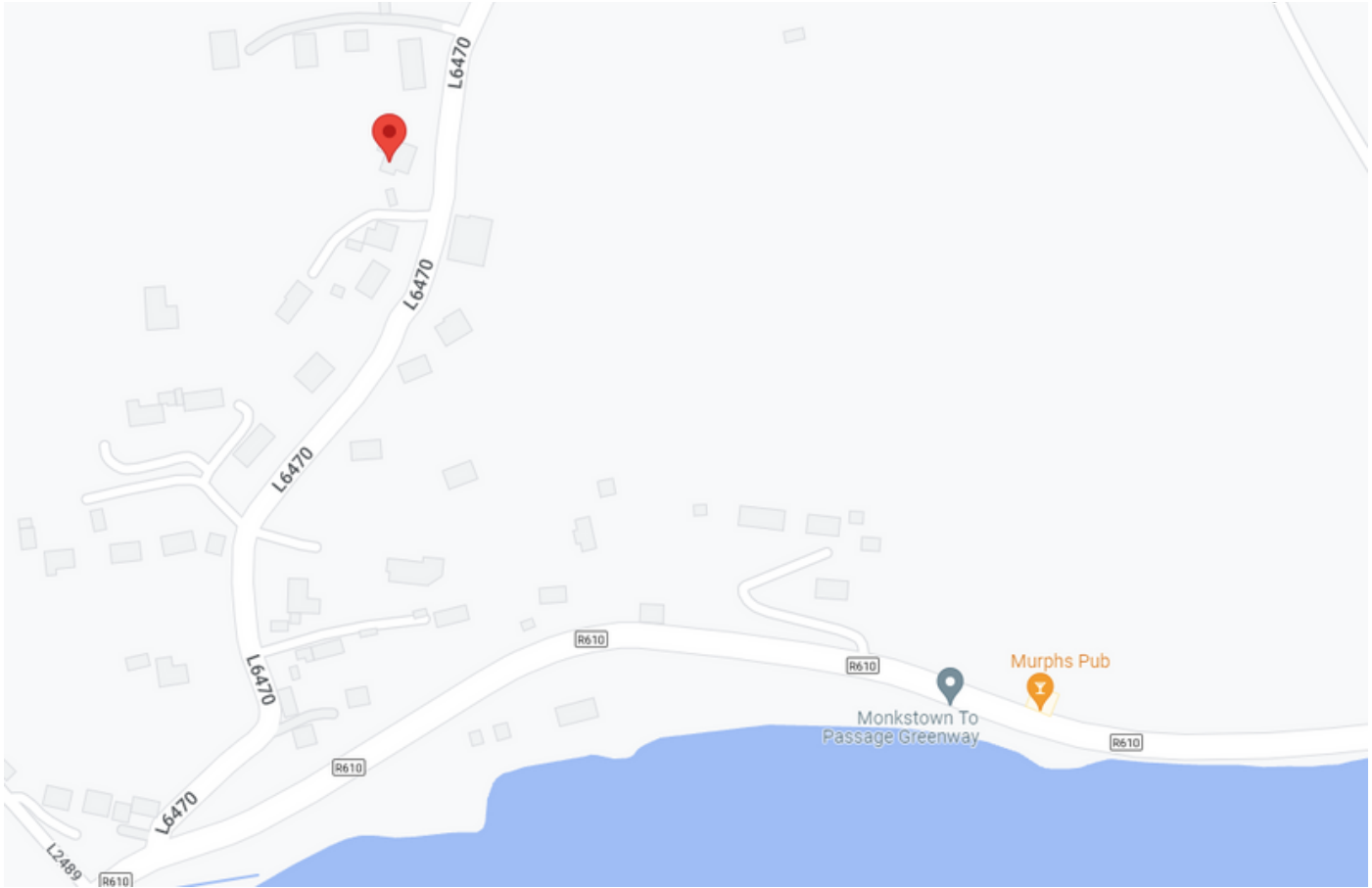
## | MAIN BATHROOM

The main family bathroom features a four piece suite with a corner shower. The room has tile flooring and tiling surrounding the bath and half way up the walls. There is a hot press area, one window to the rear of the property and access to the attic is gained from this room.



## | DIRECTIONS

Please see Eircode T12 TW7X for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



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