

125 Kilbrody, Mount Oval Village, Rochestown, Cork



ERA Downey McCarthy Auctioneers are thrilled to present to the market this stunning, spacious and beautifully presented three bedroom semi-detached property, located in a most desirable residential development in Mount Oval Village in Rochestown. The property benefits from a superb extended open plan kitchen/living/dining area, along with very attractive décor plus a large attic conversion. Viewing highly recommended to appreciate what this fine property has to offer.



AMV: €450,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 156.55 Sq.M. / 1,685 Sq. Ft. (including attic)
- Built in 2006 approx.
- BER B3
- Turnkey condition
- Superb attic conversion
- Three spacious bedrooms
- Beautiful open plan kitchen/living/dining space
- Fully enclosed rear garden with patio area and Barna shed
- Great aspect to the rear, West facing
- Overlooking a green area to the front
- Located in a quiet cul-de-sac a short walk to the Mount Oval Village shopping promenade
- Highly sought after residential development
- Easy access to N28 road network

| RECEPTION HALLWAY

4.96m x 2.06m (16'2" x 6'7")

A solid teak door with timber panelling allows access to the main reception hallway. The bright and welcoming hallway features high quality wooden flooring, two light pieces, one radiator, attractive neutral décor, a window to the front, service board and under stair storage.



| GUEST W.C

1.32m x 1.41m (4'3" x 4'6")

The guest w.c features a two piece suite, floor and wall tiling, one centre light piece, extractor fan and power points for a condenser dryer.

| SITTING ROOM

4.6m x 3.65m (15'0" x 11'9")

The sitting room has a large feature bay window to the front of the property allowing extensive natural light to fill the room. There is high quality wooden flooring, one centre light piece with ceiling rose, a fireplace with open fire insert, one radiator, attractive neutral décor and storage space.



| OPEN PLAN KITCHEN/DINING/LIVING

9.07m x 5.75m (29'7" x 18'8")

The heart of the home, this superb, spacious and bright open plan kitchen/dining/living area is awash with natural daylight. There are two windows to either side of the property, three Velux windows and double glass doors allowing access to the rear garden. Throughout the area there is high quality wooden flooring, two large radiators, recessed spot lighting, two light pieces, a television point and attractive décor. The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge freezer and a built-in oven/hob/extractor fan.



| FIRST FLOOR STAIRS AND LANDING

3.32m x 2.12m (10'8" x 6'9")

The first floor stairs and landing features carpet flooring, one centre light piece, neutral décor, smoke alarm, access to a hot press and solid doors leading to all rooms.



| BEDROOM 1

4.2m x 3.53m (13'7" x 11'5")

This spacious double bedroom has one large window to the front of the property, carpet flooring, one centre light piece, neutral décor, built-in wardrobe unit, large radiator and a door allowing access to the ensuite.



| ENSUITE

0.95m x 2.74m (3'1" x 8'9")

The ensuite bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira V electric shower, floor and wall tiling, one frosted window to the side, one centre light piece, vanity unit with storage and a towel rail.



| **BEDROOM 2**

3.11m x 3.52m (10'2" x 11'5")

This double bedroom has one window to the rear of the property, carpet flooring, one centre light piece, charming children's décor, built-in wardrobe unit and a large radiator.



| **BEDROOM 3**

4.17m x 2.85m (13'6" x 9'3")

A spacious double bedroom has one Velux window to the rear of the property, carpet flooring, centre light piece, radiator and a television point.



| **BATHROOM**

1.96m x 2.09m (6'4" x 6'8")

The main family bathroom features a four piece suite including a power shower fitted over the bath, attractive floor and wall tiling, frosted window to the front, centre light piece, neutral décor and a towel rail.



| SECOND FLOOR STAIRS AND LANDING

3.57m x 1.9m (11'7" x 6'2")

The stairs and landing to the second floor has carpet flooring throughout. At the landing area there is one Velux window and a door allowing access to the attic room.



| ATTIC ROOM

3.88m x 4.58m (12'7" x 15'0")

This superb, large converted attic room could serve a multitude of uses such as a home office or study. There is a Velux window to the rear of the property, wardrobe unit for storage, timber panelling, recessed spot lighting and access to the eaves.

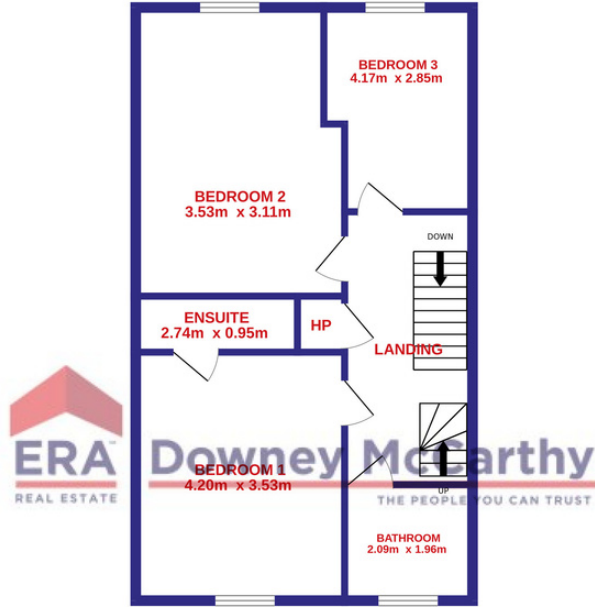


| FLOOR PLAN

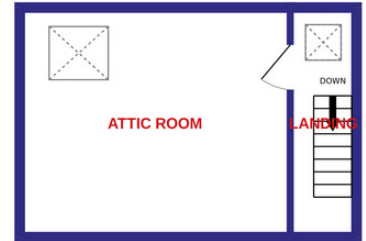
GROUND FLOOR



1ST FLOOR



2ND FLOOR

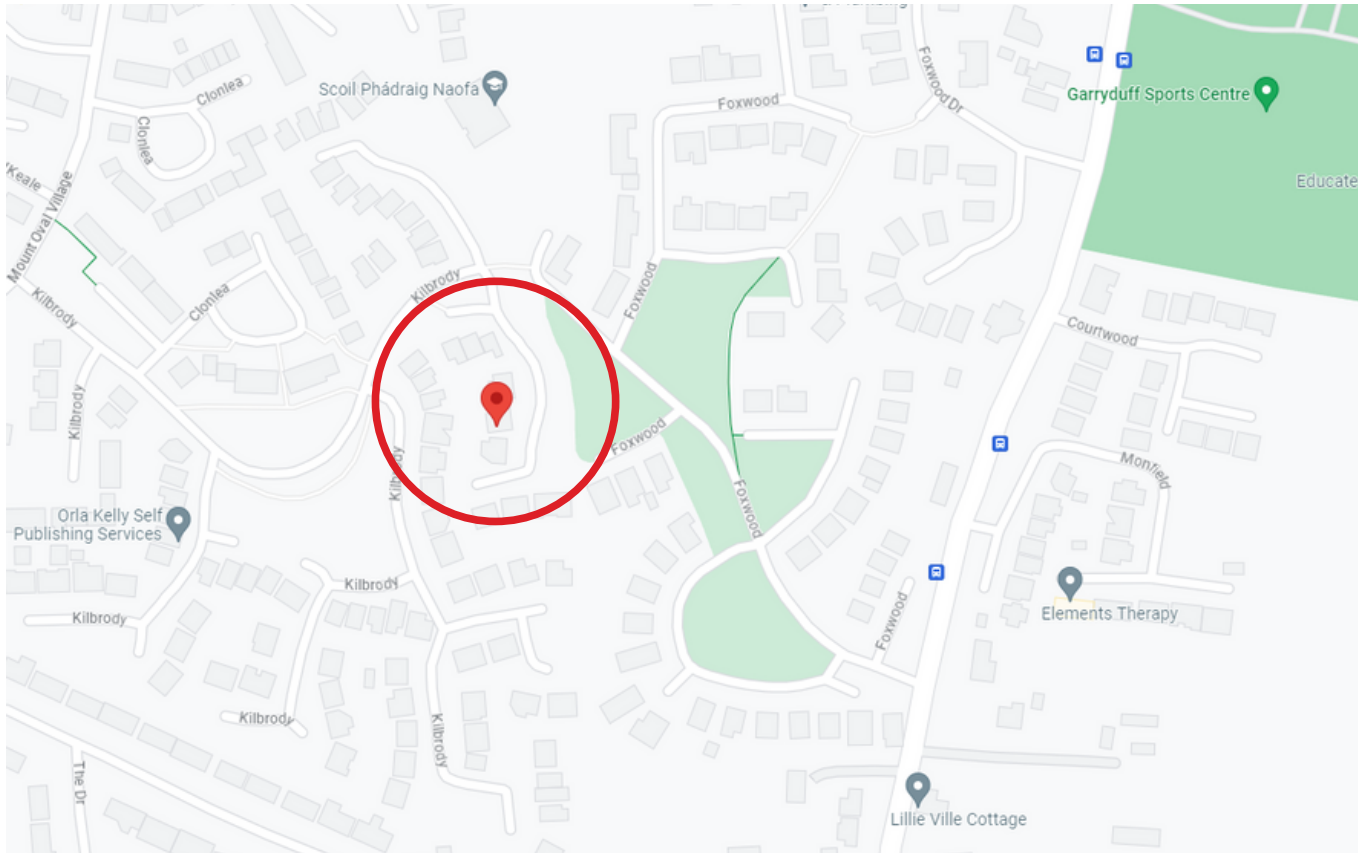


TOTAL FLOOR AREA: 156.6 sq.m. approx.

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 T12 ADP2 for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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