

51 Merrion Court, Montenotte, Cork



ERA Downey McCarthy are delighted to present to the market this exclusive four bedroom detached house, situated in a mature and most private estate in the highly sought after area of Montenotte. Accommodation consists of reception hallway, formal dining room to the front, living room to the rear, home office/study, kitchen/dining room and utility room on the ground floor. Upstairs the property offers four spacious bedrooms, master bedroom en suite plus the main family bathroom.



AMV: €495,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 140.32 Sq. M / 1,510 Sq. Ft.
- Built in 1988
- BER D2
- Double glazed Georgian style teak windows in good condition
- Low maintenance red brick exterior
- Fully alarmed with multiple control panels
- Stira staircase to fully insulated attic
- Georgian Panel doors internally and externally
- Block built rear shed with WC and WHB
- Roller blinds and curtains throughout
- Fully detached property
- Private West facing rear garden
- Mature sought after location
- Convenient to all amenities
- Cul-de-sac location

| RECEPTION HALLWAY

5.66m x 2.06m (18'6" x 6'7")

A solid teak front door allows access to the bright and welcoming reception hallway. The hallway features polished porcelain tiled floor with recessed matwell, large radiator, picture window to the side of the property and one window to the front, smoke alarm, ample power points and solid doors lead to all ground floor rooms.

| HOME OFFICE

4.54m x 2.41m (14'8" x 7'9")

Located to the front of the property, this versatile room was previously in use as an office but could also be used as a gym, playroom or family room. The room features solid oak hardwood floors, ample power points, a large picture window overlooking the front of the property, one centre light piece and one radiator.



| DINING ROOM

4.47m x 3.1m (14'6" x 10'1")

The formal dining room has a feature bay window to the front of the property, carpet flooring, a feature polished mahogany and marble fireplace with insert gas stove, one radiator, one centre light piece and neutral décor.



| LIVING ROOM

4m x 4.19m (13'1" x 13'7")

The spacious living room has carpet flooring, an impressive feature Carrera marble fireplace with real effect gas fire, power points, one centre light piece, one radiator and traditional French double doors leading to rear patio area and private sunny West facing rear garden.



| KITCHEN

3.77m x 3.41m (12'3" x 11'1")

The kitchen features high quality and capacious hardwood painted units at eye and floor level with worktop counter and mosaic tile splashback, tile flooring, two light pieces, one window to the rear, ample power points and extensive dining space. The kitchen includes Bosch appliances to include a fitted oven/hob/extractor fan, space for a fridge freezer, plumbing for a dishwasher, a stainless steel sink and a smoke alarm. A door allows access to the utility room.



| UTILITY ROOM

1.56m x 2.54m (5'1" x 8'3")

The utility room features units at eye level, plumbing for washing machine and tumble dryer, heating control panels and a concealed gas boiler. There is a door to the side of the property.



| STAIRS AND LANDING

3.38m x 3.72m (11'0" x 12'2")

A fully carpeted staircase with hardwood ornate banister leads you to the first floor landing. At the top of the landing there is a continuation of the carpet flooring, a Stira staircase to the fully insulated attic, one centre light piece, a hot press area and a smoke alarm.



| BEDROOM 1

3.5m x 4.03m (11'4" x 13'2")

This spacious double bedroom has two windows to the front of the property, allowing extensive natural light to fill the area. The room has solid timber flooring, neutral décor, one centre light piece, ample power points, high quality built-in wardrobes and a door accessing the ensuite bathroom.



| ENSUITE

1.06m x 2.68m (3'4" x 8'7")

The ensuite bathroom features a three piece ensuite including a shower cubicle incorporating a Mira Sport electric shower, one frosted window to the side, one centre light piece, one wall-mounted light piece and floor and wall tiling.



| BEDROOM 2

3.48m x 3.71m (11'4" x 12'1")

This double bedroom has one window overlooking the rear of the property, solid timber flooring, neutral décor, centre light piece, ample power points, high quality built-in wardrobes and a radiator.



| BEDROOM 3

2.6m x 3.91m (8'5" x 12'8")

This double bedroom has a window to the rear of the property, solid timber flooring, neutral décor, centre light piece, ample power points, large wardrobe and a radiator.



| **BEDROOM 4**

2.99m x 3.51m (9'8" x 11'5")

This room has two windows overlooking the front of the property, carpet flooring, centre light piece, built-in storage, built-in bookshelf, ample power points and one radiator.



| **BATHROOM**

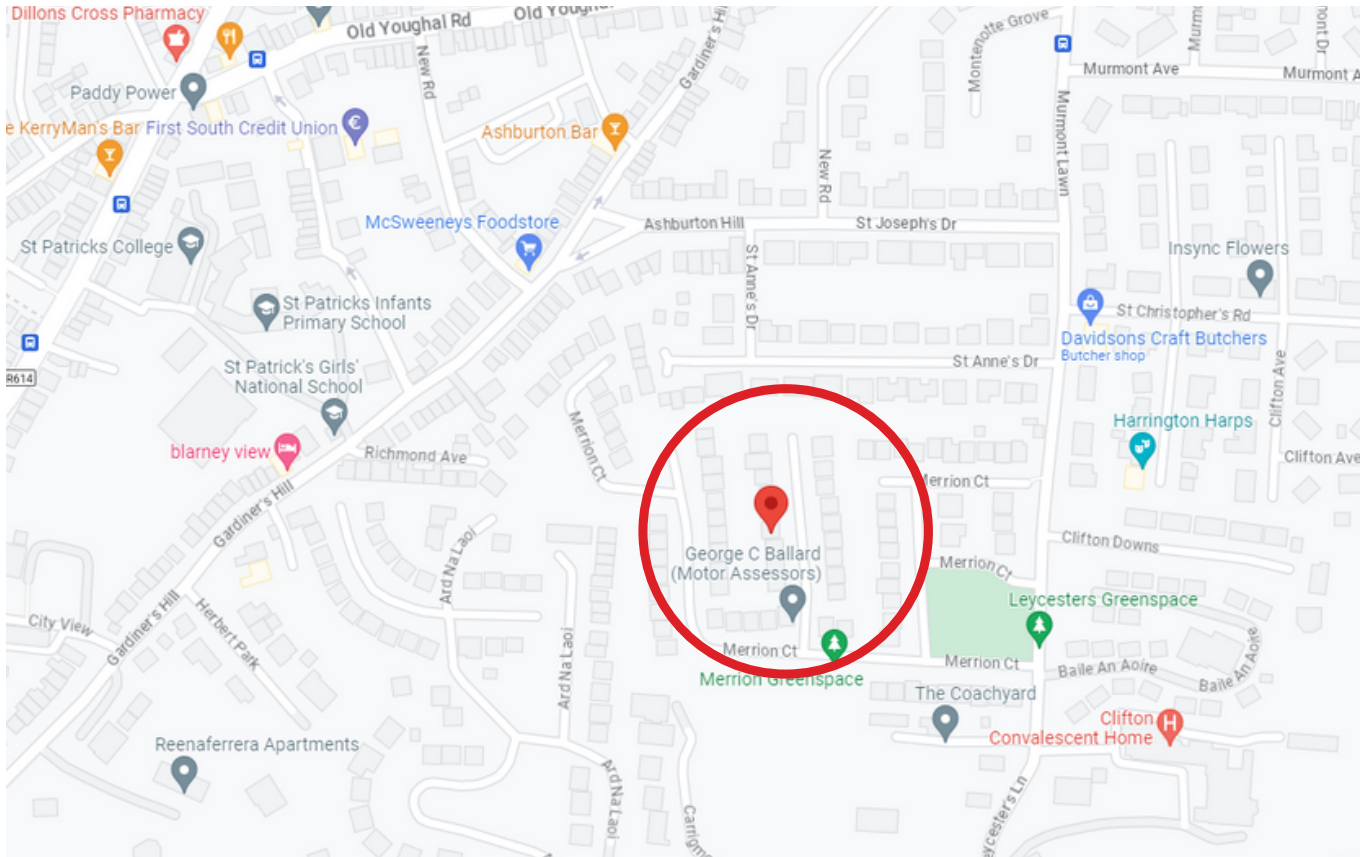
2.56m x 2.81m (8'3" x 9'2")

The main family bathroom features a four piece suite, one window to the side, centre light piece, wall-mounted light piece, storage space, high quality fittings, plus attractive floor and wall tiling.



| DIRECTIONS

Please see Eircode T23 E6CP for directions.



| ALL ENQUIRIES TO:

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THE PEOPLE YOU CAN TRUST

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