



# Downey McCarthy

THE PEOPLE YOU CAN TRUST

## Roseville, Cooney's Field, Myrtleville, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present to the market this charming coastal two bedroom detached bungalow, situated on an elevated site a stone's throw from Myrtleville Beach. Roseville offers uninterrupted, panoramic views spanning across Myrtleville, Cork Harbour, and the Atlantic Ocean. Viewing is highly recommended.



**AMV: €225,000**

**BER E2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Panoramic view across Cork Harbour and the Atlantic Ocean
- Elevated private site located within a short walk from Myrtleville Beach
- Approx. 64.5 Sq. M. / 694 Sq. Ft.
- Built C. 1950
- Large front patio area with a south facing aspect and beautiful sea views
- 10 minutes' drive to Carrigaline & 5 minutes to Crosshaven, Fountainstown
- Composite front doors
- BER E2
- Oil fired central heating
- Double glazed windows
- Two bedrooms

## | OPEN PLAN LIVING/DINING

5.7m x 4.8m (18'7" x 15'7")

A composite front door with glass centre panelling allows access to an open plan living/dining area. This superb spacious room has a large window to the front of the property flooding the room with natural light and offering coastal views. The room features semi-solid oak timber flooring, neutral décor, an open fireplace with built-in storage to either side, one centre light piece, one radiator, one smoke alarm, ample power points and television points. A door from the room allows access to the kitchen.



## | KITCHEN

2.5m x 3m (8'2" x 9'8")

The dual aspect kitchen has one window to the front of the property and one to the side. The room has tile flooring and built-in units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven, hob, extractor fan, space for a fridge freezer and washing machine. There is one radiator, one centre light piece, ample power points and a composite door with glass panelling allowing access to the front of the property.



## | BEDROOM 1

3.3m x 3.35m (10'8" x 10'9")

A spacious dual aspect double bedroom has laminate timber flooring, extensive built-in storage space, one radiator, one centre light piece and two power points.



## | BEDROOM 2

2.45m x 3.35m (8'0" x 10'9")

A single bedroom has one window to the side of the property, carpet flooring, built-in storage space, one radiator, one centre light piece, one power points and one television point.



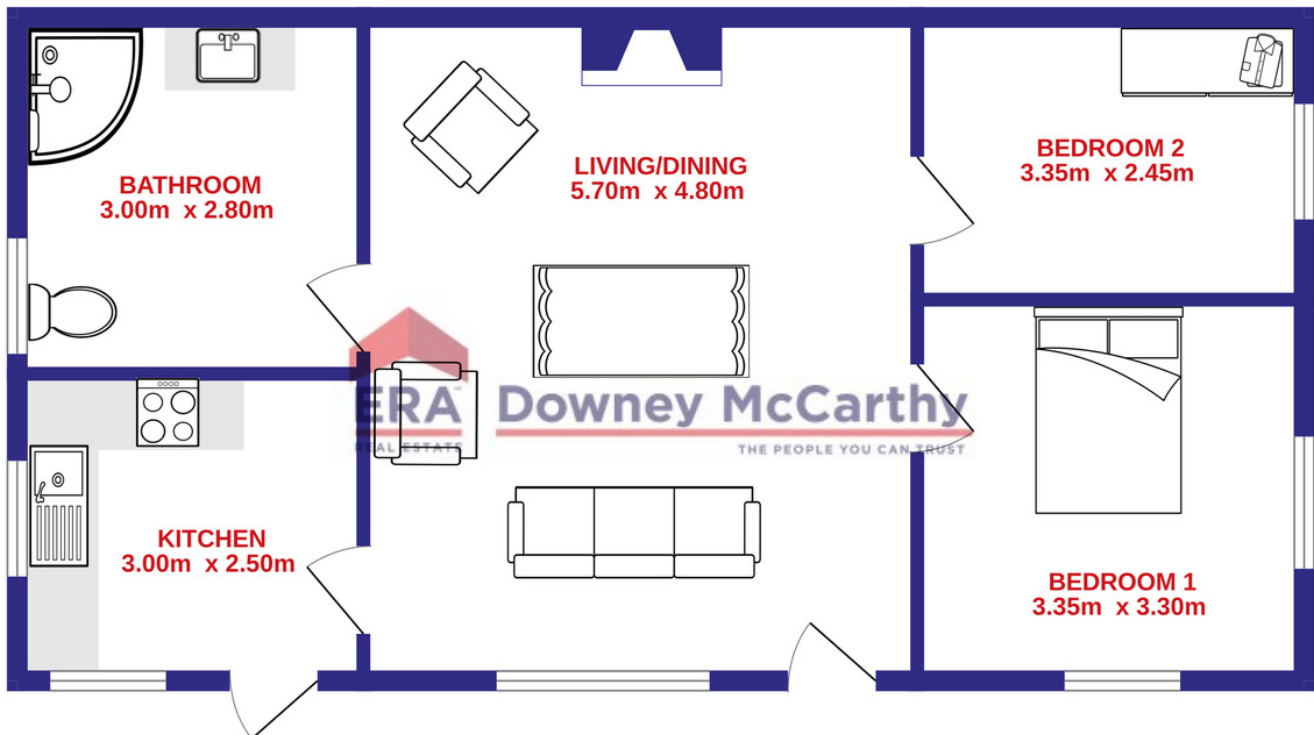
## | BATHROOM

2.8m x 3m (9'1" x 9'8")

The bathroom features a four piece suite including a Triton T90Z electric shower fitted over the corner bath. The room has tile flooring, one window to the side of the property, one centre light piece, a hot press area offering storage, one radiator and access to the attic.



## | FLOOR PLAN



TOTAL FLOOR AREA : 64.5 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 P43 XC59 for directions.



## | ALL ENQUIRIES TO:

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### Solicitor Details:

Eleanora Taylor, Taylor Solicitors, Unit 3A River House, Blackpool Retail Park, Cork

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