

## 10 The Brambles, Pembroke Woods, Passage West, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned and immaculately maintained four bedroom semi-detached property which benefits from the addition of a superb attic conversion and its positioning on a generous corner site with a large rear garden. Conveniently located within walking distance of Passage West and all amenities, viewing comes highly recommended to appreciate what this excellent family home has to offer.

Accommodation consists of a reception hallway, guest w.c, living room, lounge/formal dining room, kitchen/dining area and utility room on the ground floor. Upstairs the property offers four spacious bedrooms, an ensuite and a main family bathroom. The current owners have converted the attic space open the area up to a multitude of uses.

**AMV: €395,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Turnkey condition family home
- Approx. 140.63 Sq. M. / 1,514 Sq. Ft. inc attic space
- Built in 2000
- BER B3 qualifying the property for a green mortgage
- Double glazed windows
- Four spacious bedrooms
- Converted attic
- Superb private rear garden
- Off street parking
- Close to a large green area within the development
- On the 216 and 223 bus route
- Walking distance to Passage West and all amenities inc the Blackrock to Passage West Greenway

## | RECEPTION HALLWAY

5.1m x 2.47m (16'7" x 8'1")

A composite door with attractive stain glass panelling allows access to the reception hallway. The hallway features impressive solid timber flooring, one centre light piece, one smoke alarm, one radiator, two telephone points, four power points and a thermostat control for the heating.



## | GUEST W.C

2.56m x 0.9m (8'3" x 2'9")

The guest w.c features a two piece suite, one window to the side including a curtain rail and curtains, one centre light piece and one extractor fan.

## | LIVING ROOM

4.25m x 3.7m (13'9" x 12'1")

A superb main living room has a feature bay window to the front of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, attractive colour palette and a stunning marble fireplace with gas stove. The room has one centre light piece, one radiator, six power points and one television point. Double doors allow access to the lounge/dining area.



## | LOUNGE/FORMAL DINING ROOM

4.06m x 3.25m (13'3" x 10'6")

This versatile room could service a multitude of uses either as a formal dining room or second living area. There is a sliding door allowing access to the super rear garden. The room has carpet flooring, one radiator cleverly disguised behind a radiator cover, four power points, one centre light piece and impressive built-in storage with display cabinets.



## | KITCHEN/DINING

5.1m x 3.07m (16'7" x 10'0")

A bright dual aspect kitchen/dining area features a modern fitted kitchen with extensive units at eye and floor level in a U-shape with tile splashback. The room has tile flooring throughout one window to the rear of the property and one window to the side. The kitchen includes an integrated double oven, hob, extractor fan, double stainless steel sinks and an integrated breakfast counter.



There is one centre light piece, extensive dining space, one radiator, eleven power points and one centre light piece. A door allows access to the utility room.



## UTILITY ROOM

1.8m x 1.23m (5'9" x 4'0")

The utility room has tile flooring, built-in work station with worktop counter area. There is plumbing for a washing machine, one centre light piece and two power points. A timber door with glass panelling allows access to the side of the property.



## STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property with a roller blind and two power points. The spacious landing area has attractive décor and access to the converted attic is gained via a full staircase.



## | BEDROOM 1

4.1m x 4.05m (13'4" x 13'2")

A spacious double bedroom has a bay window to the front of the property, including a roller blind, a curtain rail and curtains. The room has high quality timber flooring which is sanded and varnished, built-in storage space, one radiator, one centre light piece, six power points, one telephone point and one television point. A door allows access to the ensuite.



## | ENSUITE

70.75m x 3.27m (2'4" x 10'7")

The ensuite bathroom features a three piece suite including a mains operated shower. There is timber flooring, wall tiling, one centre light piece, one wall-mounted light piece and an extractor fan.



## | BEDROOM 2

3.4m x 3.3m (11'1" x 10'8")

A large double bedroom has one window to the rear of the property offering superb views over the harbour. The room has solid timber flooring, built-in storage units from floor to ceiling, one radiator, one centre light piece and two power points.



### | **BEDROOM 3**

2.67m x 3.07m (8'7" x 10'0")

A large double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has solid timber flooring, built-storage units from floor to ceiling, one radiator, one centre light piece and four power points.



### | **BEDROOM 4**

2.6m x 2.43m (8'5" x 7'9")

This generous sized single room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has solid timber flooring, one large radiator, one centre light piece and two power points.



### | **BATHROOM**

1.9m x 1.7m (6'2" x 5'5")

A bespoke sliding door allows access to the main family bathroom, which features a four piece suite including a Mira Elite QT shower fitted over the bath. The room has one window to the side, floor and wall tiling, one centre light piece, one radiator and wall-mounted shelving.



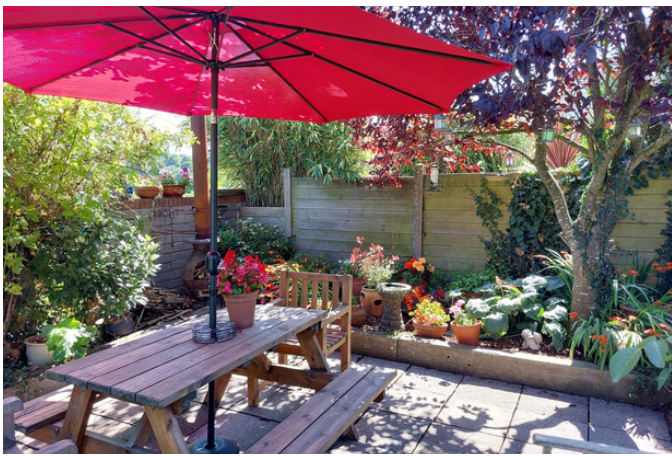
## | ATTIC CONVERSION

4.65m x 4.1m (15'2" x 13'4")

Suitable for a multitude of uses, the converted attic has two large Velux windows to the rear of the property which flood the area with natural light. The room has carpet flooring, two light pieces, one large radiator, walk-in storage space, storage into the eaves and eight power points.



## | GARDENS AND EXTERIOR



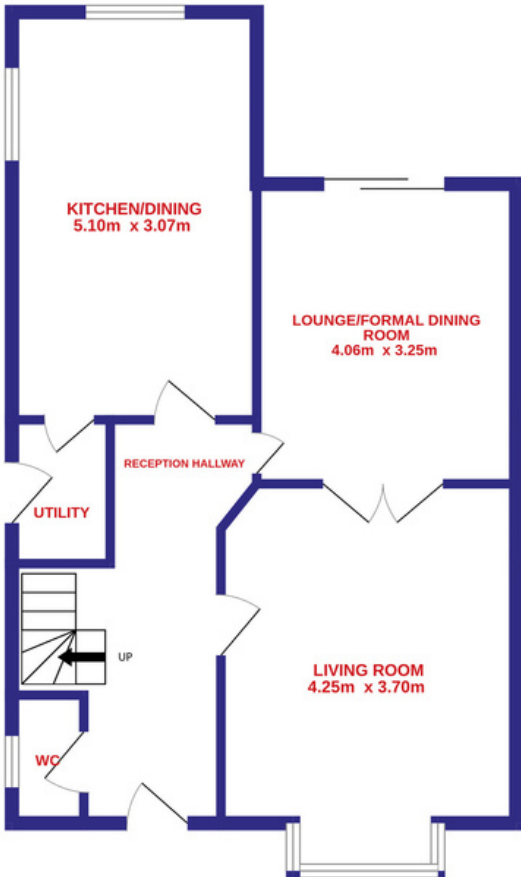
The front of the property is enclosed with a brick built wall and there is a driveway facilitating off street parking for two to three vehicles. The garden is laid to lawn with mature shrubs and plants.

The rear of the property is fully enclosed. There is a superb rear garden which is laid to lawn and features a beautiful patio area at the rear of the garden which is ideal for summer entertaining and enjoys sun throughout the day. There are mature shrubs and plants throughout adding a high level of privacy to the garden.

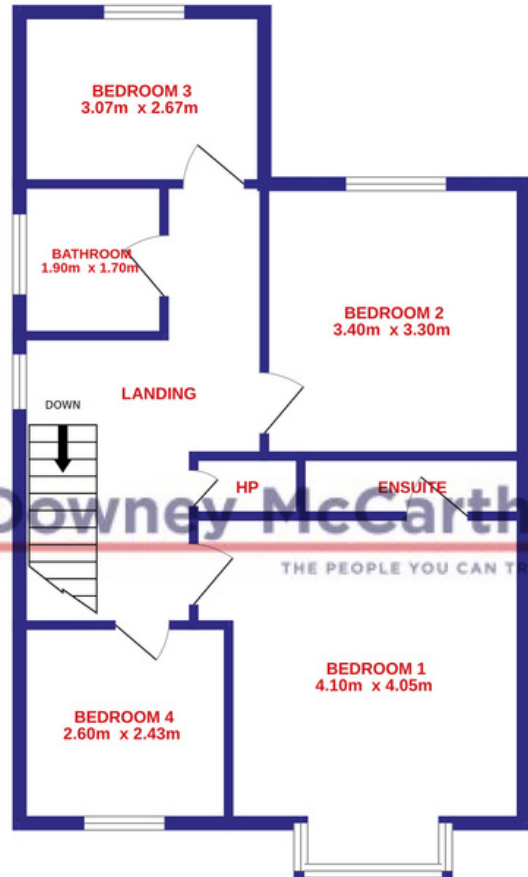


# FLOOR PLAN

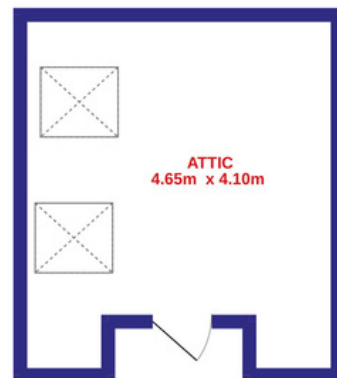
GROUND FLOOR



1ST FLOOR

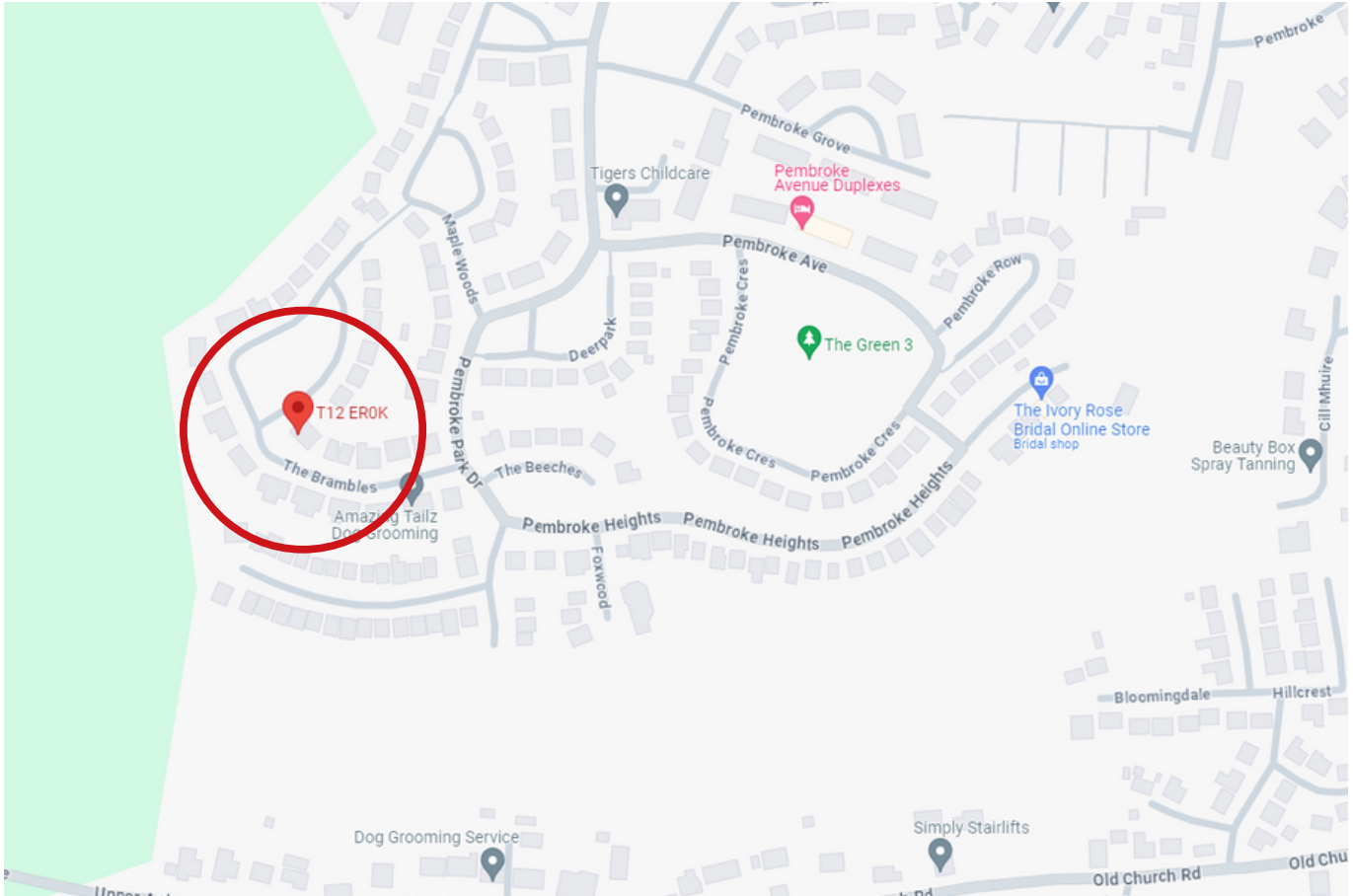


2ND FLOOR



## | DIRECTIONS

Please see Eircode T12 ER0K for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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