

20 The Pines, Westwood, Ballea Road, Carrigaline, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented three bedroom semi-detached property situated within a quiet cul-de-sac in the popular Westwood development in Carrigaline. An ideal family/starter home, this property benefits from superb internal finishes and a convenient location within walking distance to all amenities and services.



AMV: €315,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 91.41 Sq. M. / 984 Sq. Ft.
- Built in 2001
- BER C3
- Pristinely presented and excellently positioned within a quiet cul de sac
- Gas fired central heating
- Double glazed windows
- Modern solid maple fitted kitchen
- Three spacious double bedrooms
- Fully enclosed rear garden
- Sought after location conveniently located within walking distance to all amenities and services in Carrigaline
- Short drive to Ringaskiddy, Cork Airport, Cork city centre
- On the 220 and 225 bus routes
- Easy access to N28 road network

| RECEPTION HALLWAY

4.8m x 1.8m (15'7" x 5'9")

A teak door with glass centre and side panelling allows access to the main reception hallway. The hallway has attractive neutral décor with attractive high quality vinyl floor covering. The area has one centre light piece, two power points, one telephone point, one radiator and extensive under stair storage.

| LIVING ROOM

5.15m x 3.46m (16'8" x 11'3")

A fantastic main living room has a feature bay window to the front of the property which allows extensive natural light to flood the room. The room has high quality décor with an attractive neutral colour palette, recessed spot lighting and carpet flooring. There is an open fireplace, one radiator, six power points, one television point.



| OPEN PLAN KITCHEN/DINING

3.4m x 5.4m (11'1" x 17'7")

A bright, open plan kitchen/dining area features solid maple fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback and an integrated breakfast counter with storage. There is one window overlooking the rear garden and sliding glass doors allows access to same. The kitchen includes an integrated extractor fan, fridge freezer, plumbing for a washing machine, dishwasher and space for a cooker. There are eleven power points, two light pieces and vinyl flooring throughout the room along with extensive dining space.



| STAIRS AND LANDING

3.24m x 1.9m (10'6" x 6'2")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one window to the side of the property with a blind, two power points, one centre light piece, a hot press area which is shelved for storage and an access hatch to the attic.



| **BEDROOM 1**

4.1m x 3.33m (13'4" x 10'9")

A superb main bedroom has a feature bay window to the front of the property which includes a Venetian blind. The room has high quality carpet flooring, built-in wardrobe units from floor to ceiling, an integrated vanity area and attractive neutral décor. There is one centre light piece, one radiator, six power points, one telephone point, one television point and a thermostat control for the heating. A door allows access to the en suite bathroom.



| **EN SUITE**

1.43m x 1.75m (4'6" x 5'7")

The en suite bathroom features a three piece suite including a corner shower area incorporating a Mira Sport electric shower. There is tile flooring, one extractor fan, one radiator, one centre light piece and one wall-mounted light piece.



| **BEDROOM 2**

3.9m x 3.33m (12'7" x 10'9")

A spacious double bedroom has carpet flooring, one window to the rear of the property including a Venetian blind and built-in units from floor to ceiling. The room offers attractive neutral décor, one centre light piece, one radiator and four power points.



| **BEDROOM 3**

2.7m x 2.6m (8'8" x 8'5")

This double bedroom has carpet flooring, one window to the rear of the property including a Venetian blind, attractive neutral décor, one centre light piece, one radiator and four power points.



| **FAMILY BATHROOM**

2.5m x 1.9m (8'2" x 6'2")

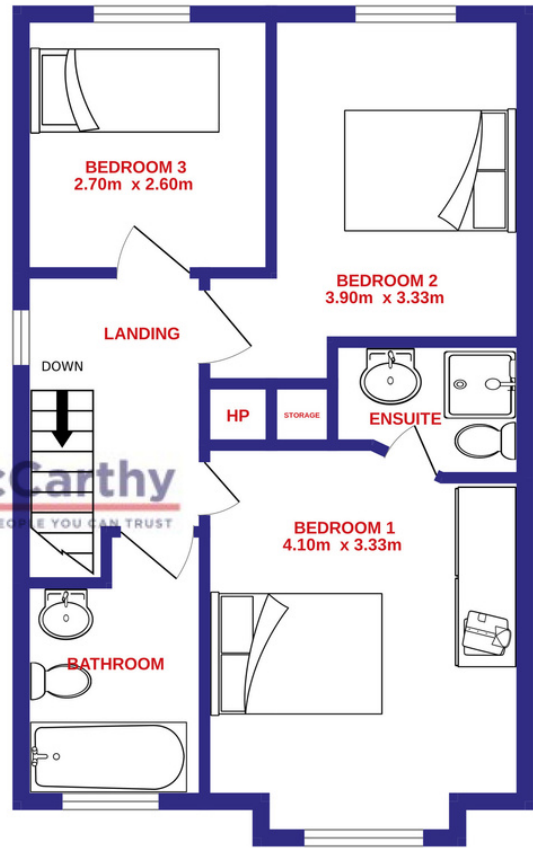
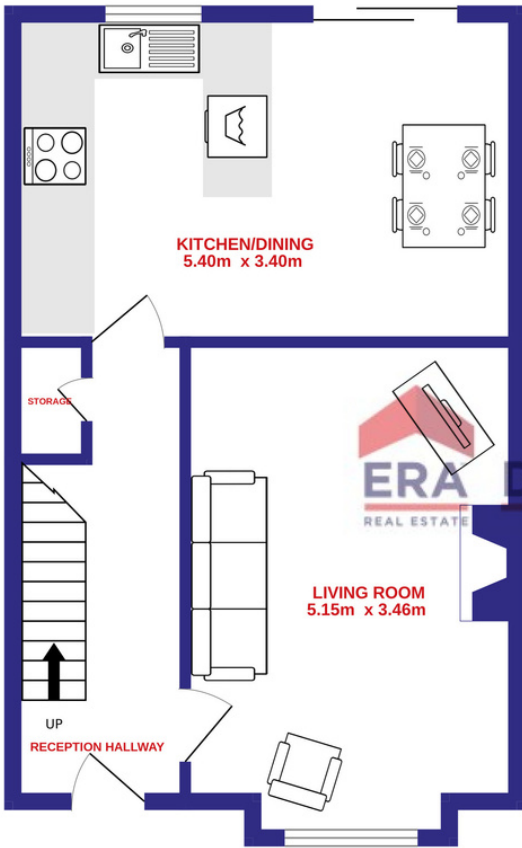
The family bathroom features a four piece suite including a mains operated shower fitted over the bath. There is attractive floor and wall tiling, one centre light piece, one radiator, one window to the front of the property with a roller blind, integrated storage under the sink and one wall-mounted light piece.



FLOOR PLAN

GROUND FLOOR

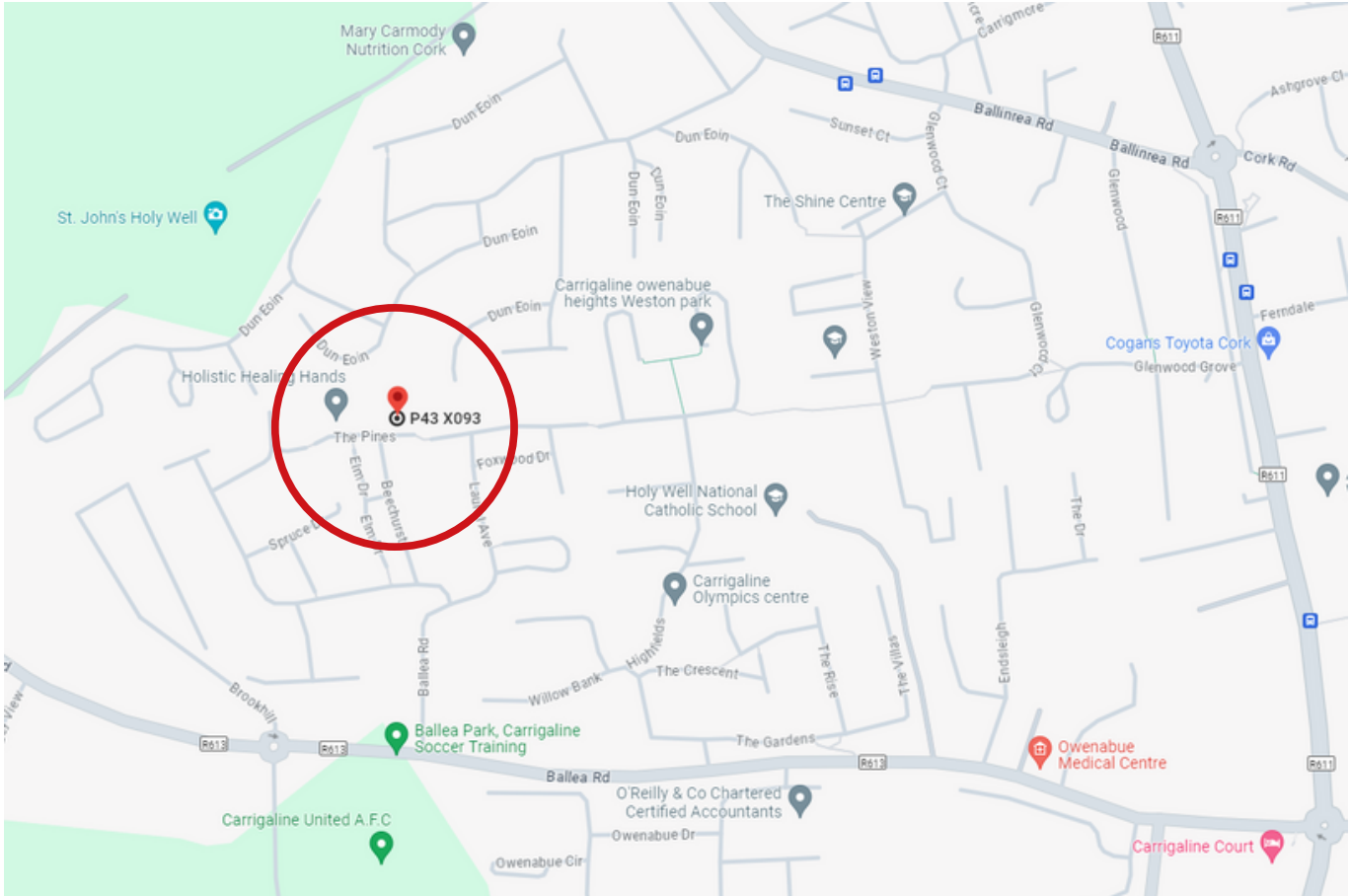
1ST FLOOR



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| DIRECTIONS

Please see Eircode P43 X093 for directions.



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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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