

36 Haven Hill, Summercove, Kinsale, Cork



ERA Downey McCarthy are delighted to offer to the market this superbly located three bedroom semi-detached property which occupies an enviable position on an elevated site which overlooks Kinsale harbour and offers beautiful sea views. Viewing come highly recommended as opportunities to acquire a property in this sought after coastal town are rare.

Accommodation consists of kitchen/dining area, living room, rear hallway, storage, two bedrooms and bathroom in the main property. The adjoining converted garage offers a second kitchen/dining/living area, one spacious double bedroom and an en suite bathroom.

AMV: €345,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Situated on an elevated site with beautiful scenic views across Kinsale harbour
- Approx. 118.1 Sq. M. / 1,271 Sq. Ft.
- Built in 1983
- BER D2
- Three bedrooms in total
- Generous living accommodation
- Converted former garage adjoining main property
- Enclosed rear yard
- Off street parking
- 5 minutes' drive to Kinsale town centre
- Walking distance to Charles Fort and the famous Bulman Bar & Restaurant

| KITCHEN/DINING

5.41m x 3.69m (17'7" x 12'1")

Sliding glass doors from the front decking area allow access to the kitchen/dining room. The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tile splashback. The kitchen includes a double oven, hob, extractor fan, washing machine and fridge freezer. Throughout the room there is recessed spot lighting, timber flooring, a wall-mounted radiator, ample power points. An open arch allows access to the living room.



| LIVING ROOM

5.64m x 3.68m (18'5" x 12'0")

The bright living room has sliding glass doors to the front of the property, allowing access to the raised decking area. The room has neutral décor, timber flooring, a feature solid fuel fireplace with masonry surround, fitted shelving units, recessed spot lighting, a wall-mounted radiator and power points.



| REAR HALLWAY

7.17m x 0.9m (23'5" x 2'9")

The hallway features timber flooring, a wall-mounted radiator, recessed spot lighting and a door allowing access to the rear of the property. There is access to two storage areas and a hot press.



| STORAGE

1.3m x 1.56m (4'2" x 5'1")

Located off the rear hallway, the larger storage space which has timber flooring.



| BEDROOM 1

4.73m x 2.58m (15'5" x 8'4")

This bedroom has one window to the rear, one centre light piece, timber flooring, a wall-mounted radiator, neutral décor and fitted wardrobes from floor to ceiling.



| BEDROOM 2

2.19m x 3.73m (7'1" x 12'2")

This bedroom has one window to the rear, one centre light piece, timber flooring, a wall-mounted radiator and neutral décor.



| BATHROOM

2.84m x 1.45m (9'3" x 4'7")

The main family bathroom features a three piece suite including an electric shower, modern floor and wall tiling, timber panelled ceiling, recessed spot lighting a heated towel rail and one frosted window to the rear.



| KITCHEN/DINING/LIVING

5.16m x 2.78m (16'9" x 9'1")

Access to this converted part of the property is gained via both the enclosed rear yard or from the front.

This kitchen/dining/living area is dual aspect with one window to the rear, a glass door to the rear and a sliding glass door to the front of the property. The room has timber flooring, recessed spot lighting, neutral décor, a wall-mounted radiator, a wall-mounted electric heater and ample power points. The kitchen includes fitted units at floor level with worktop counter and tile splashback, a stainless steel sink and an electric cooker.



| BEDROOM 3

3.71m x 3.65m (12'1" x 11'9")

This bedroom has one centre light piece, timber flooring, a large wall-mounted radiator, one electric heater, neutral décor, and access to a walk-in dressing area.



| DRESSING AREA

1.52m x 1.22m (4'9" x 4'0")

This area has a Velux window, two fitted units and tile flooring.

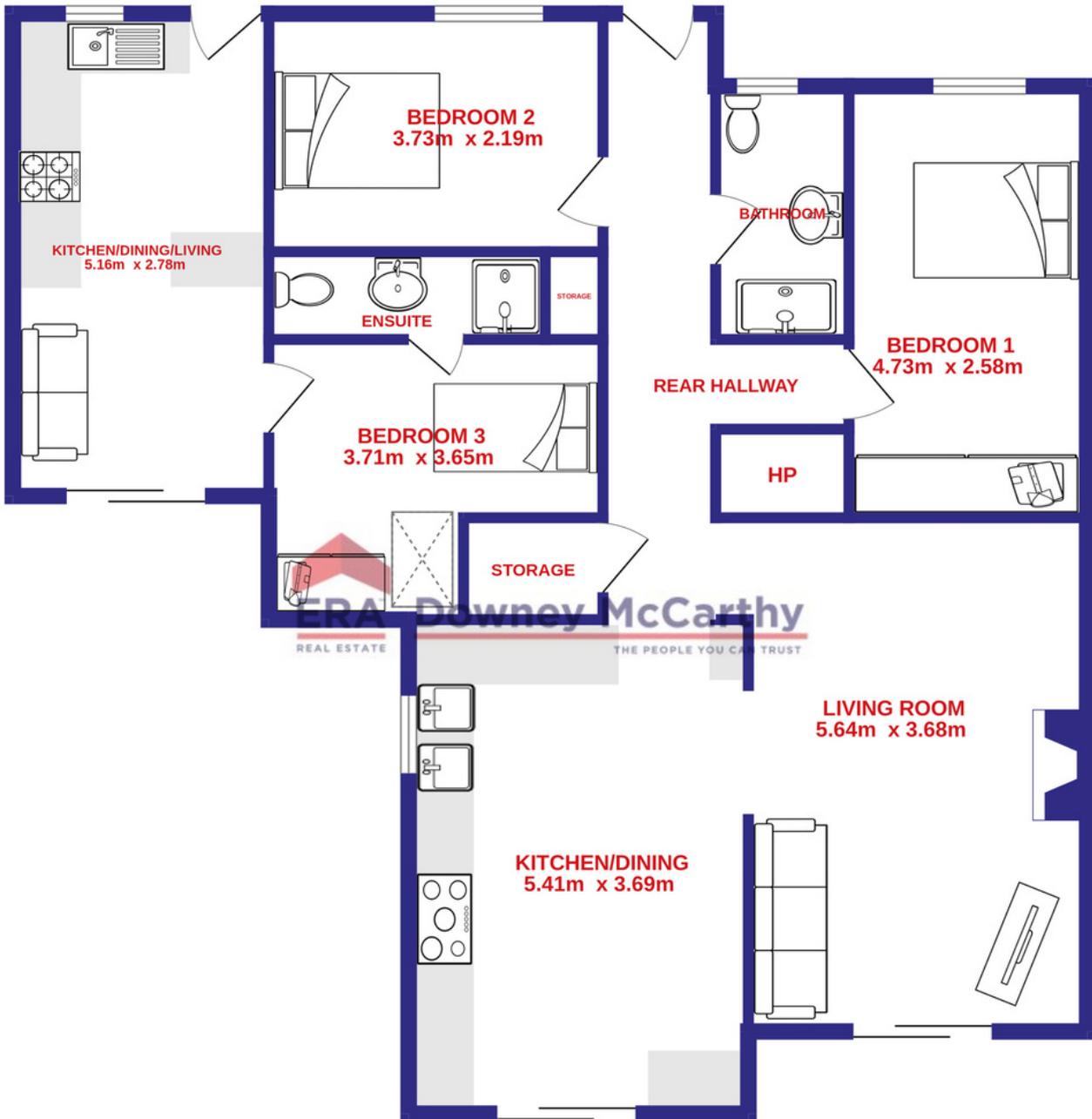
| EN SUITE

0.85m x 3m (2'7" x 9'8")

The en suite bathroom features a three piece suite including an electric shower, modern floor and wall tiling, recessed spot lighting, a Velux window and a timber panelled ceiling.



| FLOOR PLAN



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| EXTERIOR

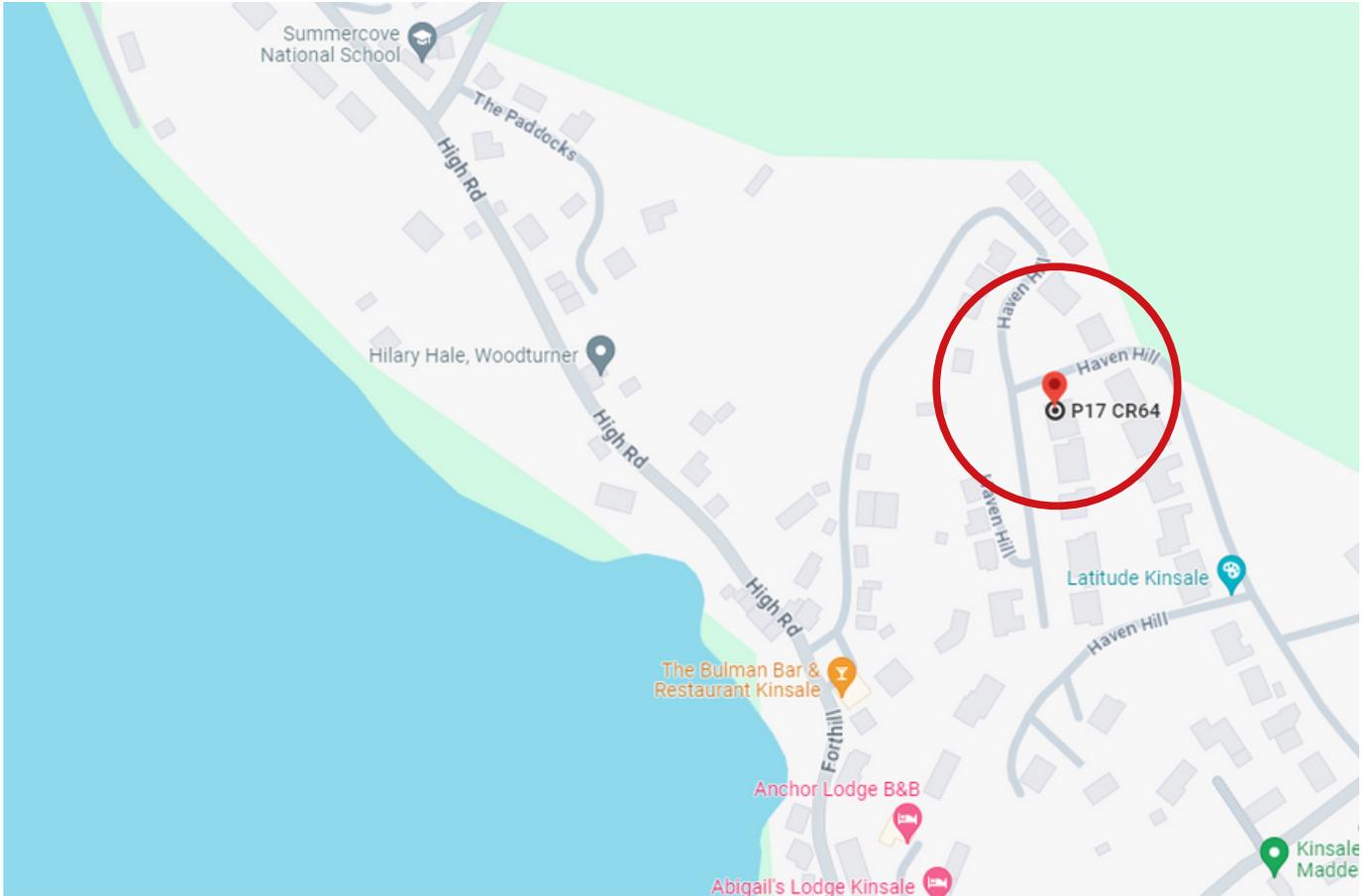


The front of the property offers a driveway which facilitates off street parking. There is a garden area which is laid to lawn and a raised decking area.

The rear of the property is fully enclosed. There is artificial grass laid here.

| DIRECTIONS

Please see Eircode P17 CR64 for directions.



| ALL ENQUIRIES TO:

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