

23 Crenagh Hill, Carrigrohane, Kerry Pike, Cork



ERA Downey McCarthy is delighted to launch to the market this superb, newly built, three bedroom semi-detached property located in a quiet residential area in Crenagh Hill, Kerry Pike, Cork. The property benefits greatly from its top quality finishes, a high energy efficient A2 BER rating and a private, enclosed rear garden. It is well positioned in the estate overlooking a green area to the front, and its location offers peaceful countryside living while being just a short drive from Blarney, Ballincollig and Cork city centre.

Accommodation consists of reception hallway, living room, guest w.c, open plan kitchen/dining area, and utility room on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €375,000

BER A2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Newly built to a very high standard
- Turnkey condition
- Approx. 107.13 Sq. M. / 1,153 Sq. Ft.
- Built in 2022
- BER A2
- Air to Water heating system
- Double glazed PVC windows
- Porcelain tiles optimise underfloor heating retention
- Three spacious double bedrooms
- Fully floored attic
- Fibre broadband connection
- Enclosed rear garden
- High quality composite side gate
- Overlooking a green area to the front
- Sought after residential address
- Short drive to Blarney, Ballincollig, Cork city centre
- 8 minutes' drive to Apple Ireland HQ
- Off street parking for three vehicles

| RECEPTION HALLWAY

5.57m x 1.9m (18'2" x 6'2")

A composite front door with frosted side glass panelling allows access into the main reception hallway. The hallway has high quality wood effect porcelain tile flooring, a centre light fitting, attractive neutral décor, a radiator, and extensive under stair storage space.



| LIVING ROOM

3.9m x 3.92m (12'7" x 12'8")

This is a spacious main living room with a large window to the front of the property, including impressive wooden shutters, allowing extensive natural light to flood the area. The room has high quality wood effect porcelain tile flooring, attractive neutral décor, centre light fitting, ample power points, and television point.



| GUEST W.C

1.57m x 1.59m (5'1" x 5'2")

The guest w.c features a two piece suite, high quality wood effect porcelain tile flooring, centre light fitting and neutral décor.



| OPEN PLAN

KITCHEN/DINING ROOM

3.83m x 5.92m (12'5" x 19'4")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, integrated oven/hob/extractor fan, integrated dishwasher, integrated fridge, composite granite sink, a window overlooking the rear garden, and double glass doors allow access to same.



The dining area has recessed spot lighting, centre light fitting, attractive décor, plenty of dining space, and a continuation of the high quality high quality wood effect porcelain tile flooring throughout. A doorway from the open plan kitchen/dining space allows access to a utility room.



| UTILITY ROOM

1.57m x 2.21m (5'1" x 7'2")

The utility room has a window to the side of the property, plumbing for a washing machine and dryer, high quality wood effect porcelain tile flooring, centre light fitting, storage space, and space for a large freezer.



| STAIRS AND LANDING

4.21m x 2.44m (13'8" x 8'0")

The stairs to the first floor has solid wood flooring. The landing area has attractive neutral décor, high quality AC4 laminate flooring, centre light fitting, and a smoke alarm. Solid doors lead to all rooms on the first floor, and an access hatch allows access to a fully floored attic which is ideal for storage.



| BEDROOM 1

3.66m x 3.38m (12'0" x 11'0")

This is a large double bedroom with one window overlooking the rear garden, attractive neutral décor, built-in wardrobe units for storage, radiator, centre light fitting, and high quality AC4 laminate flooring. A door allows access to the en suite bathroom.



| EN SUITE

1.98m x 2.2m (6'4" x 7'2")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains. There is a frosted window to the rear, attractive neutral décor, radiator, and modern tile flooring.



| BEDROOM 2

4.21m x 3.38m (13'8" x 11'0")

Another spacious double bedroom that has one window overlooking the front of the property, extensive array of built-in wardrobe units for storage, centre light fitting, one radiator and high quality AC4 laminate flooring.



| BEDROOM 3

3.13m x 2.44m (10'2" x 8'0")

This bedroom is currently in use as a home office and it has a window to the front of the property, built-in wardrobe units for storage, centre light fitting, radiator and high quality AC4 laminate flooring.



| BATHROOM

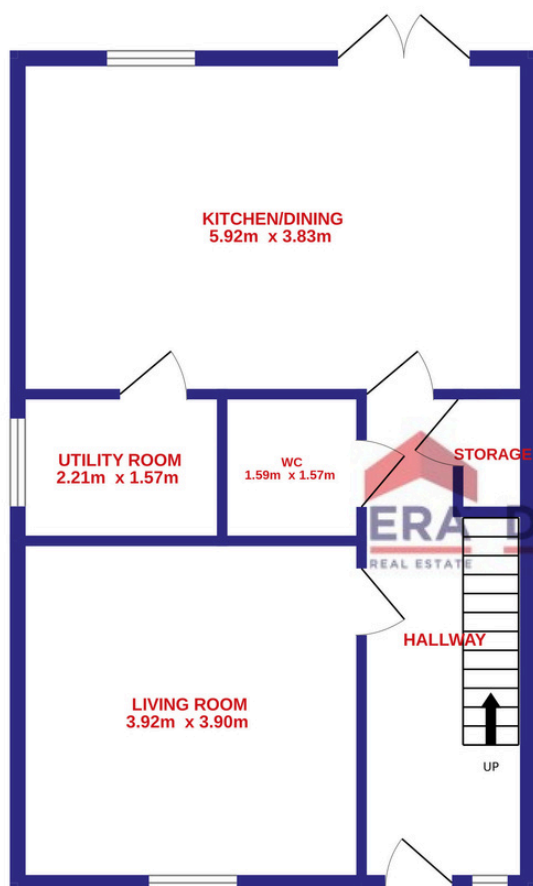
1.37m x 3.37m (4'4" x 11'0")

The main family bathroom features a four piece suite including a shower fitted over the bath, tile flooring, frosted window to the side, attractive neutral décor, centre light fitting, and built-in shelving for storage.

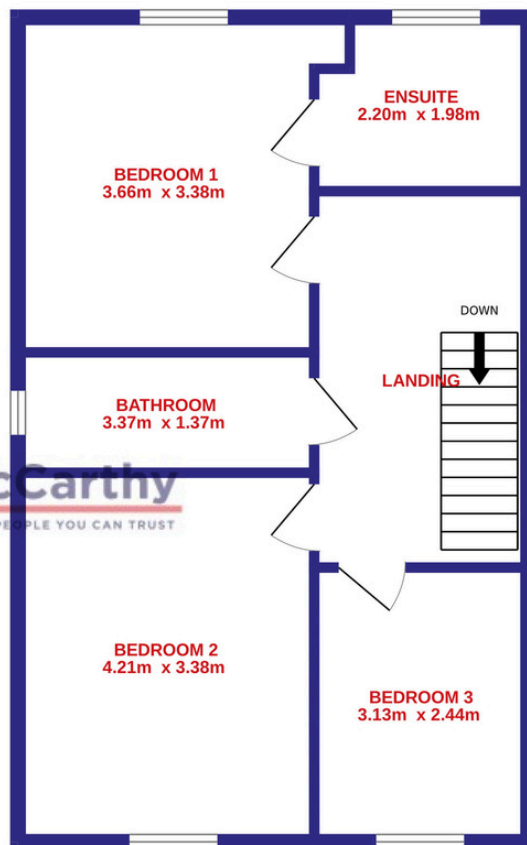


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR



The front of the property is maintenance free and has a driveway to accommodate off street parking for three vehicles.

A high quality composite side gate allows access to the rear.

The rear of the property is fully enclosed with block built walls and fencing. There is a patio area which is outdoor entertaining and dining in the warm summer months, a Barna shed which is ideal for storage, and the garden area is laid to lawn with mature shrubs and plants abounding.

| DIRECTIONS

Please see Eircode T23 C8HE for directions.



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