

29 Ard Abhainn, Knockraha, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this show home standard, four bedroom semi-detached family home with the benefit of a superb attic conversion. The property which has been recently renovated now boasts a host of impressive finishes to include a superb fitted kitchen and utility room, newly refurbished bathroom suites and top quality joinery finishes all combined with a beautifully landscaped rear garden and patio area linking the interior and exterior seamlessly. The property benefits from its positioning on a superb site with a favourable west facing aspect to the rear and a spacious front garden.

AMV: €395,000

BER B2

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PSRA No. 002584

| FEATURES

- Spectacular show home standard four bedroom semi with a superb attic conversion
- Approx. 154 Sq. M. / 1,658 Sq. Ft.
- Built in 2005
- BER B2 - Qualifying the property for Green Mortgage Interest Rates
- Favourable sunny west facing rear aspect
- Magnificent modern fitted kitchen & island unit
- All bathrooms recently remodelled with modern tiling & high end ware
- Electric car charging point
- Gas fired central heating & double glazed windows
- Four spacious bedrooms
- Attractive finishes throughout
- Situated in a quiet residential development overlooking a large green
- Quiet village location within walking distance of local schools, bus services, community centre, church, creche and local pub
- A short drive to Glanmire, Glounthaune, Little Island Cork city centre
- Easy access to M8 motorway

| RECEPTION HALLWAY

4.88m x 2.43m (16'0" x 7'9")

A composite door with stain glass centre panelling and a side window allows access to the reception hallway. The bright and well-proportioned hallway features attractive décor with high quality laminate timber flooring. The area has recessed spot lighting, smart storage within the staircase, four power points, one telephone point, a thermostat control for the heating, and a modern vertical radiator. A door with glass panelling allows access to the guest w.c.



| GUEST W.C

The guest w.c features a two piece suite including a cantilever toilet and sink with built-in storage. There is impressive modern tiling from floor to ceiling, one centre light piece, one extractor fan, and laminate timber flooring.

| LIVING ROOM

4.9m x 4.99m (16'0" x 16'3")

A superb main living room has a feature bay window to the front of the property, with an additional window to the front, both with roller blinds, allowing extensive natural light to flood the room. There is high quality laminate timber flooring, an impressive media wall with space for a substantial wall-mounted television and wood burning stove, attractive colour palette, eight power points, and one television point.



| KITCHEN/DINING

4.44m x 5.46m (14'5" x 17'9")

The recently refurbished kitchen/dining area features modern fitted units at eye and floor level with extensive worktop counter and a feature window to the side of the property. The room has a large island unit with integrated hob and extractor, as well as integrated storage space. The kitchen includes a double oven, microwave, fridge freezer, and a dishwasher. Throughout the room there are brushed stainless steel recessed spot lighting, a modern vertical radiator, and twelve power points. The room offers extensive dining space and a large glazed sliding door allows access to the rear garden and patio area.



| UTILITY ROOM

3.54m x 1.96m (11'6" x 6'4")

The utility room features a continuation of the built-in units from the kitchen/dining area and allows for extensive storage and worktop space with a stainless steel sink. There is laminate timber flooring, recessed spot lighting, plumbing for a washing machine, space for a dryer, one radiator, one extractor fan, ten power points, and one window to the rear.



| FIRST FLOOR STAIRS AND LANDING

1.23m x 4.7m (4'0" x 15'4")

The stairs are fitted with carpet flooring throughout. The landing area has high quality laminate timber flooring, recessed spot lighting, a smoke alarm, two power points, one thermostat control for the heating, and a hot press area which is shelved for storage.



| BEDROOM 1

4.88m x 3.8m (16'0" x 12'4")

A fantastic double bedroom has two windows to the front of the property, both including roller blinds. The room has high quality laminate timber flooring, and a large bank of Sliderobe fitted units adding extensive storage space to the room. There is an attractive colour palette, one centre light piece, one large radiator, six power points, one television point and one telephone point.



| EN SUITE

0.9m x 2.67m (2'9" x 8'7")

The newly refurbished en suite bathroom features modern tiling throughout. The area has a double walk-in shower area incorporating a Mira Elite electric shower. There is one window to the side of the property, recessed spot lighting, one extractor fan, and built in storage space under the sink.



| BEDROOM 2

3.66m x 2.67m (12'0" x 8'7")

A spacious double bedroom has one window overlooking the rear garden. The room is finished with high quality laminate timber flooring, attractive décor, impressive Sliderobe fitted units and additional wall-mounted shelving, and an integrated work station. The room has four power points, one radiator, and one centre light piece.



| BEDROOM 3

4.28m x 3.58m (14'0" x 11'7")

A large double bedroom has two windows to the front of the property, both including roller blinds. The superbly decorated room has high quality laminate timber flooring, extensive array of Sliderobe fitted units, one centre light piece, one radiator, four power points, and bespoke storage and shelving fitted.



| BEDROOM 4

2.63m x 2.82m (8'6" x 9'2")

This spacious single room has one window to the rear of the property, which includes a roller blind. The room has impressive décor with high quality laminate timber flooring, Sliderobe fitted units and additional shelving. There is one centre light piece, one radiator, and four power points.



| BATHROOM

2.63m x 1.8m (8'6" x 5'9")

The superb newly remodelled family bathroom features high quality tiling from floor to ceiling. The area has a double walk-in shower, a cantilever sink with storage, recessed spot lighting and an extractor fan. There is one window to the rear of the property, a heated towel rail, and a mirror with integrated lighting.



| SECOND FLOOR STAIRS AND LANDING

A full staircase from the first floor landing allows access to the superb converted attic space. There are bespoke bookshelves, and storage space at the half landing.



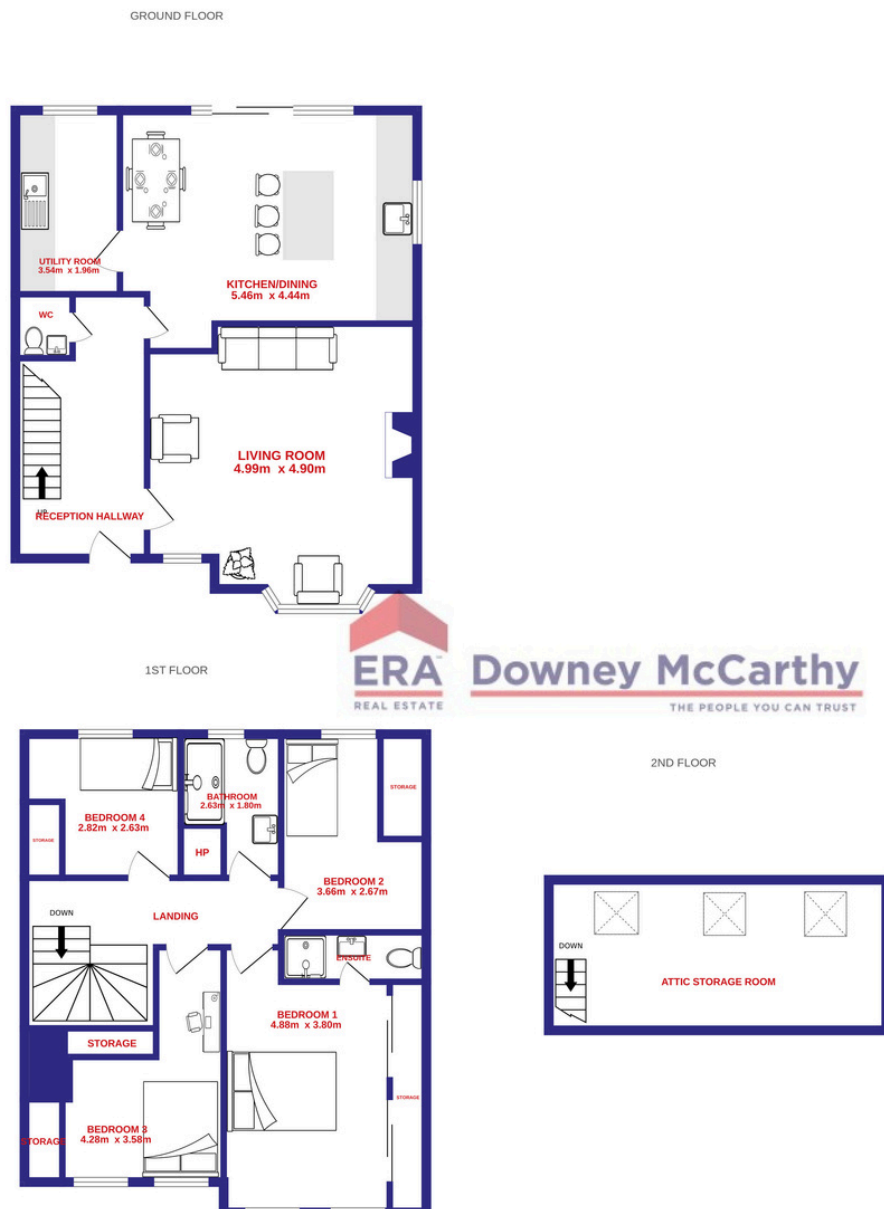
| CONVERTED ATTIC

2.7m x 6.23m (8'8" x 20'4")

The room is flooded with natural light owing to three large Velux windows facing west. The area has attractive décor, laminate timber flooring, a feature painted wall, recessed spot lighting, six power points, one television point, and storage into the eaves.



| FLOOR PLAN



| GARDENS AND EXTERIOR

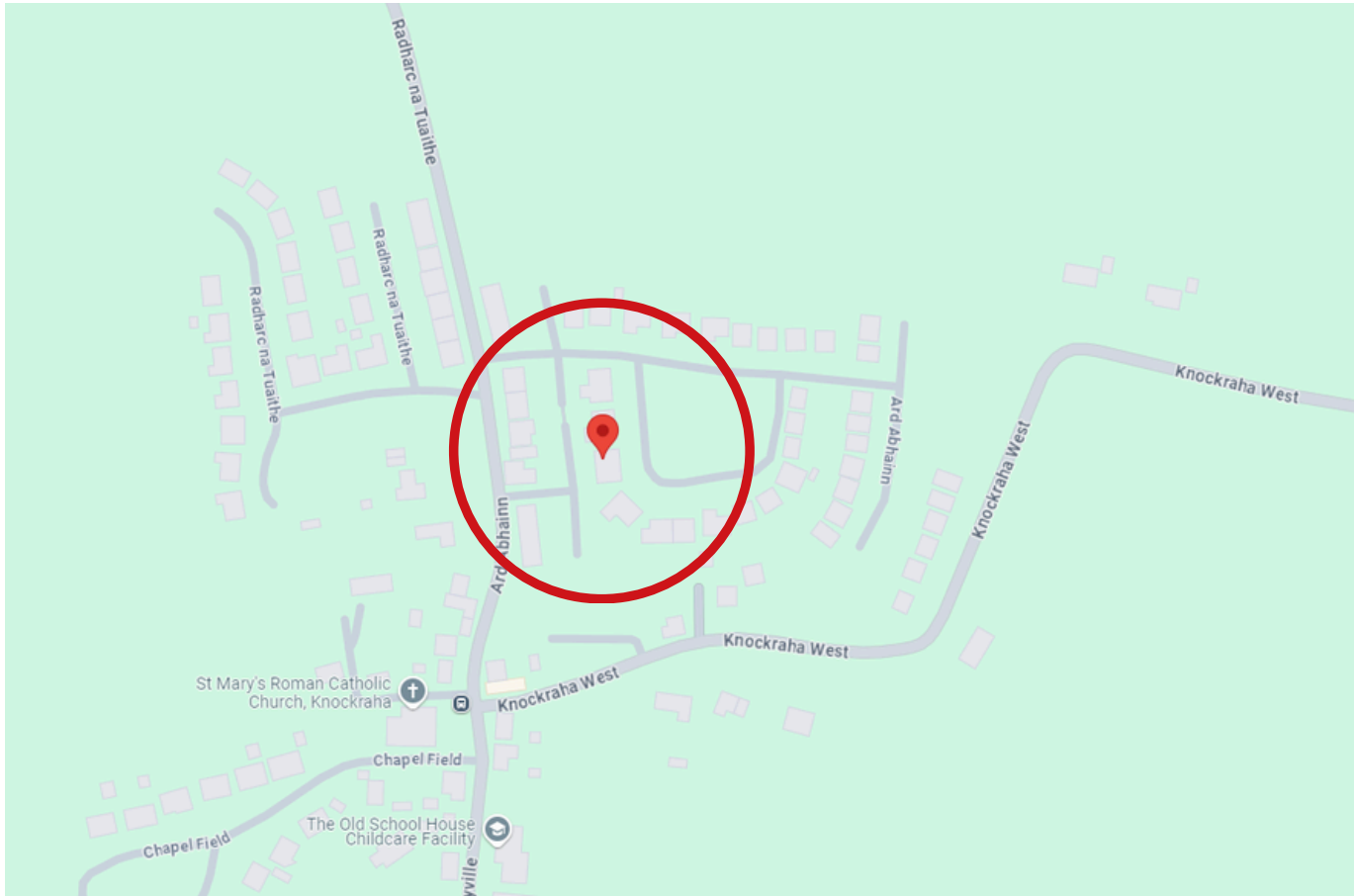


The front of the property has a concrete driveway to accommodate off street parking for two to three cars. The front garden is laid to lawn with mature shrubs and plants throughout. The property overlooks a large green area.

The rear of the property benefits from a sunny, west facing aspect. The garden area is laid to lawn with a superb patio area located directly off the dining area finished in sandstone paving and surrounded by purpose built flower beds. There are also raised flower beds to the rear with mature shrubs and plants, adding a level of privacy.

| DIRECTIONS

Please see Eircode T56 NW29 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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