

36 The Fairways, Little Island, Cork



ERA Downey McCarthy are pleased to offer to the market this beautifully presented and spacious four bedroom detached property, situated in the highly sought after residential area of The Fairways, Little Island. The property benefits from a south facing rear aspect, attractive décor and high quality finishes, and its location adjacent to Eastgate Retail Park and Euro Business Park as well as being close to a host of local amenities including Cork Golf Club and the N25 road network. Viewing comes highly recommended to appreciate what this fine home has to offer.

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

AMV: €450,000

BER B3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Impressive detached home
- Approx. 128 Sq. M. / 1,378 Sq. Ft.
- Built in 2000
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating - new boiler installed 2 years ago
- A mix of double and triple glazed windows
- Four spacious bedrooms
- Attractive décor throughout
- Superb south facing rear garden
- Adjoined garage ideal for storage or future development if required
- Adjacent to Eastgate Retail Park and Euro Business Park
- Easy access to the N25 road network
- Located on the 210 bus route
- 10 minutes' walk to the train station
- Walking distance to local amenities including creche, supermarkets, shops, restaurants, pharmacy

| RECEPTION HALLWAY

4.09m x 1.9m (13'4" x 6'2")

A composite front door allows access to the bright and welcoming reception hallway. The hallway has one centre light piece, high quality oak veneer laminate flooring, one radiator, attractive décor and colour palette, under stair storage, and power points. A door to the right allows access to the adjoined garage, and an open arch to the right leads you through to the impressive open plan living room/dining area/kitchen.



| OPEN PLAN LIVING/DINING/KITCHEN

8.77m x 5.46m (28'7" x 17'9")

This is a superb and spacious open plan room, which is flooded with natural light. The area is triple aspect, with one feature bay window overlooking the front of the property, two windows to the side, one window to the rear, and double glass doors allowing access to the patio/garden. Throughout the room there is high quality oak veneer laminate flooring, integrated ceiling speakers, recessed spot lighting, two radiators, attractive neutral décor and colour palette, and ample power points.

The living/dining area features a wood burning stove with granite slab, one centre light piece, and a fantastic feature perimeter ceiling with down lighting.

The kitchen features modern fitted units at eye and floor level in an impressive colour scheme, with an extensive granite worktop counter and attractive tile splashback. There is a feature centre island unit with integrated hob and extractor fan. The kitchen includes a stainless steel sink, double oven, integrated fridge freezer.



| UTILITY ROOM

3.18m x 2.57m (10'4" x 8'4")

The utility room has impressive floor and wall tiling, recessed spot lighting, power points, wall-mounted shelving, a stainless steel sink, and plumbing for a washing machine and dryer. A door allows access to the guest w.c.



| GUEST W.C

2.07m x 0.91m (6'7" x 2'9")

The guest w.c features a two piece suite, one centre light piece, one radiator, attractive décor and colour palette, and timber flooring.



| STAIRS AND LANDING

The stairs to the first floor are fitted with an attractive carpet runner. The landing area has carpet flooring, one centre light piece, access hatch to the attic, and a hot press with shelving for storage is accessed from here.



| BEDROOM 1

3.55m x 3.75m (11'6" x 12'3")

This spacious double bedroom has one window overlooking the front of the property, recessed spot lighting, high quality carpet flooring, attractive décor and colour palette, impressive fitted wardrobe units, one large radiator, ample power points, and a door allowing access to the en suite.



| EN SUITE

2.28m x 1.53m (7'4" x 5'0")

The en suite features a three piece suite including an enclosed shower cubicle, modern floor and wall tiling, attractive neutral décor, one window to the side of the property, and recessed spot lighting.



| BEDROOM 2

5.06m x 2.55m (16'6" x 8'3")

Another generous sized double bedroom is dual aspect, with one window to the rear of the property, and one dormer window to the front. The room has attractive décor and colour palette, one centre light piece, solid fitted units for storage, carpet flooring, one radiator and power points.



| **BEDROOM 3**

3.38m x 2.7m (11'0" x 8'8")

This double bedroom has one window overlooking the rear of the property, attractive décor, one centre light piece, carpet flooring, one radiator and power points.



| **BEDROOM 4**

2.41m x 2.65m (7'9" x 8'6")

Currently in use as a home office, this bedroom features high quality carpet flooring, one radiator, attractive neutral décor, one centre light piece, one window to the rear of the property, and power points.



| **BATHROOM**

1.6m x 3.31m (5'2" x 10'8")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath, floor and wall tiling, one frosted window to the side of the property, one centre light piece, and one large radiator.



| GARAGE

4.42m x 2.58m (14'5" x 8'4")

The adjoined garage is currently being utilised for storage. The area has ample wall-mounted shelving, concrete flooring, and fluorescent lighting.

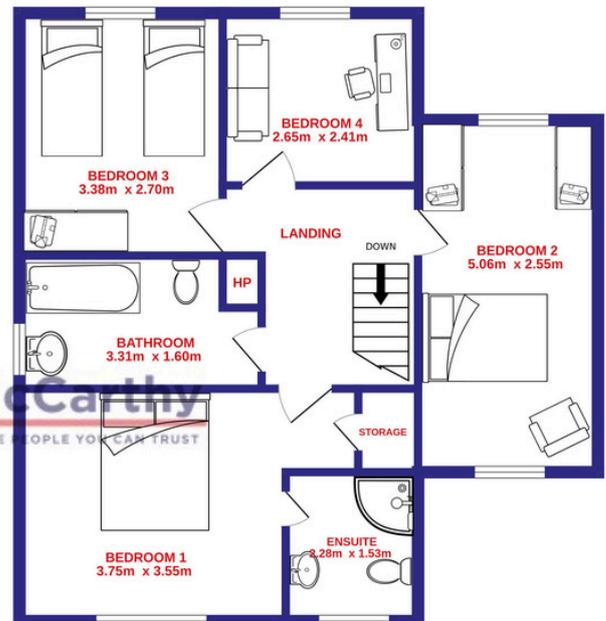


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
ESTATE THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR

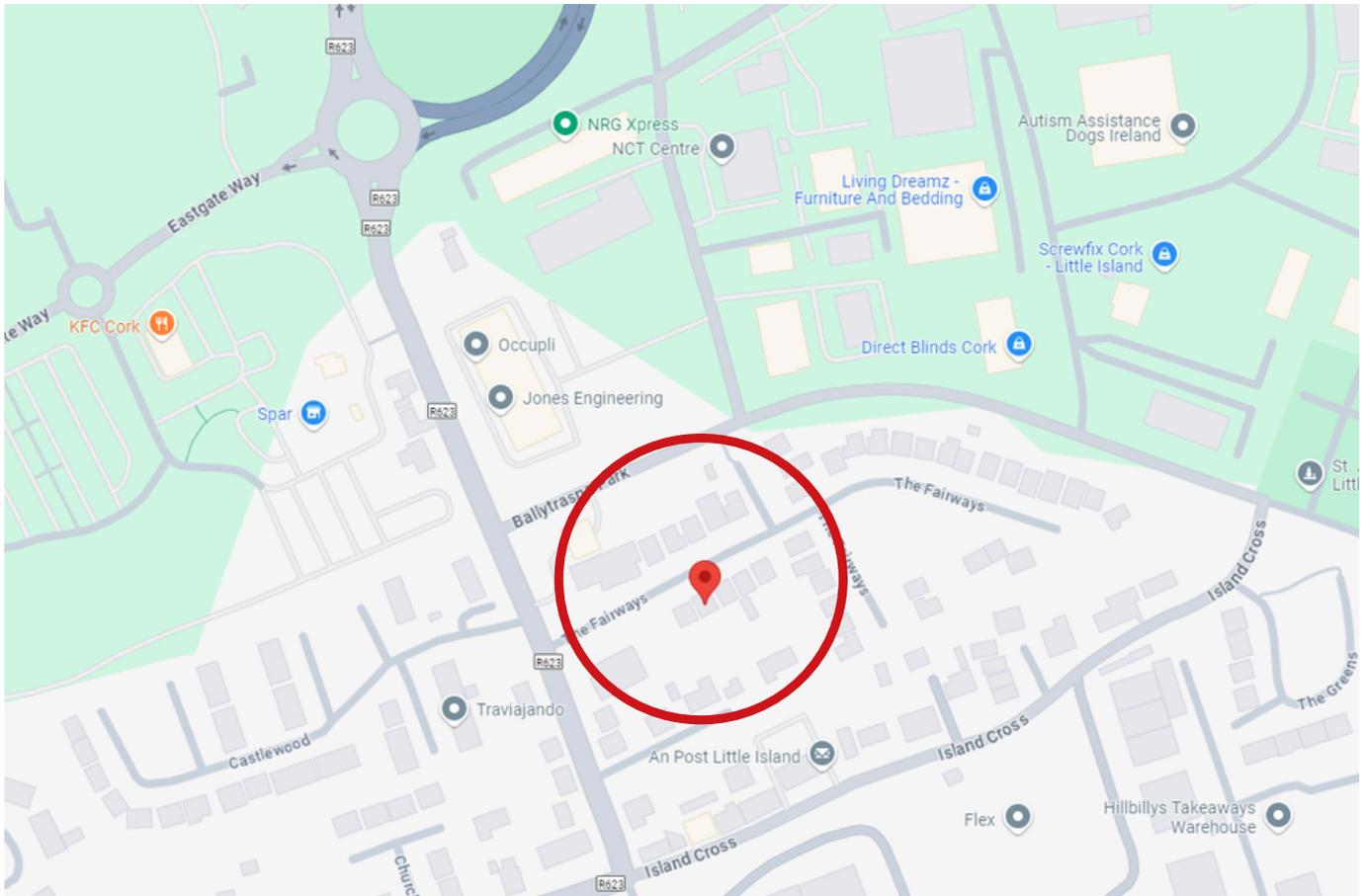


The front of the property has an attractive brick façade and terracotta roof tiles. There is a large block paved driveway which can accommodate off street parking for up to two vehicles, and a well-manicured garden area which is laid to lawn with mature shrubs and plants abound. Secure timber gates to either side of the property allow access to the rear garden.

The rear of the property is fully enclosed to all sides and boasts a south facing aspect. There is a patio area located off the kitchen/dining area which is ideal for outdoor entertaining and BBQing, and a large garden which is laid to lawn with an abundance of mature shrubs and plants throughout. Stone steps lead to a Barna shed.

| DIRECTIONS

Please see Eircode T45 P802 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Judy O'Brien
083 0681921
judy@eracork.ie



Solicitor Details:

Emma Comyn, Comyn Kelleher Tobin & Co. Solicitors, 2 Georges Quay, Cork

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.