

## 2 Church View Gardens, Watergrasshill, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautifully presented, modern, four bedroom detached family home which is situated in the superb, low density, and family friendly residential development of Church View Gardens, Watergrasshill. The property benefits from an energy efficient A3 BER rating, and from its positioning on a south facing site fronting onto the large green within the development. The property boasts an impressive modern internal finish with high quality finishes throughout combined with spacious living and bedroom accommodation. The addition of a spacious sunroom located off the kitchen/dining completes the modern open plan feel to the property's accommodation.

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

**AMV: €535,000**

**BER A3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Stunning 4 bedroom detached family home
- Approx. 179.4 Sq. M. / 1931 Sq. Ft.
- Built in 2015
- BER A3 - Qualifying the property for Green Mortgage Interest Rates
- South facing rear aspect
- Superb rear sunroom located off the kitchen/dining area
- Four spacious double bedrooms
- Gas fired central heating
- Double glazed PVC windows
- Composite front door
- Located overlooking the green area within this low density development
- Short walking distance of local schools, bars, restaurants, bus services, soccer & GAA clubs
- Easy access to M8 Cork/Dublin motorway, Jack Lynch Tunnel & Little Island

## | RECEPTION HALLWAY

6.24m x 2.94m (20'4" x 9'6")

A composite door with centre and side glass panelling allows access to the main reception hallway. This spectacular hallway features a welcoming and warm colour palette, high quality tile flooring, recessed spot lighting, and covings around the ceiling. The area has one centre light piece, extensive under stair storage, four power points, two telephone point, and an alarm control panel.



## | GUEST W.C

1.65m x 1.62m (5'4" x 5'3")

The spacious guest w.c features a two piece suite and is finished with impressive modern tiling. The area has one window to the side of the property, a heated stainless steel towel rail, one centre light piece, and one extractor fan.





## | LIVING ROOM

5.4m x 4.2m (17'7" x 13'7")

A superb main living room has a feature bay window to the front of the property adding an extra dimension of living space to the room, and which includes a roller blind and a curtain rail. The room has high quality laminate timber flooring, an attractive colour palette, and a feature marble fireplace with granite hearth. There is one large radiator, one standard centre light piece, recessed spot lighting within the bay window, covings around the ceiling, eight power points, one television point, and one telephone point.



## | KITCHEN/DINING

4.96m x 7.26m (16'2" x 23'8")

A magnificently presented kitchen/dining area boasts a south facing rear aspect flooding the room with natural light. The area is finished with top quality, high gloss fitted units at eye and floor level in an L-shape with quartz worktops and splashbacks, and a large feature centre island unit and breakfast counter and integrated storage. The room has high quality tile flooring, recessed spot lighting, two feature light pieces, attractive décor, and covings around the ceiling.

The kitchen includes an integrated double oven/hob/extractor fan, dishwasher, space for an American style fridge freezer and a stainless steel bowl and a half sink. The room offers extensive dining space, one large radiator, seventeen power points, one telephone point, one television point, and an open arch allows access to the rear sun room.



## | SUN ROOM

3m x 3.3m (9'8" x 10'8")

A superb addition to the house, this sun room will act as a second living area or family entertainment area. Double doors allow direct access to the south facing rear garden and patio area. The room is finished with laminate timber flooring, one large radiator, one standard centre light piece, four power points, and one television point.



## | UTILITY ROOM

2.39m x 1.95m (7'8" x 6'3")

Located off the kitchen/dining area, the utility room features a continuation of the tile flooring, built-in units storage units, and quartz worktop counters from the kitchen. The room offers extensive storage space ideal for family living, plumbing for a washing machine and space for a dryer. There is one centre light piece, covings around the ceiling, one radiator, one window to the side of the property and a PVC door with glass panelling allowing access to same.



## | STAIRS AND LANDING

2.1m x 5.3m (6'8" x 17'3")

A bespoke hand-painted staircase with polished steps and mahogany handrail allows access to the first floor. The landing has laminate timber flooring, and a feature window to the side of the property which floods the area with natural light. There are two power points, recessed spot lighting, a Stira staircase allowing access to the attic, and a hot press area which is shelved for storage.





## | BEDROOM 1

4.22m x 4.2m (13'8" x 13'7")

A spacious double bedroom has a feature bay window to the front of the property, including a roller blind and a curtain rail. The room has high quality laminate timber flooring, impressive built-in Sliderobe fitted units from floor to ceiling and recessed spot lighting. There is one radiator, six power points, one television point, and a door allowing access to the en suite bathroom.



## | EN SUITE

2.77m x 1.85m (9'0" x 6'0")

The en suite bathroom features a three piece suite, including a large corner shower area. The room has impressive modern tiling from floor to ceiling, one centre light piece, one extractor fan and one window to the side of the property. The room offers integrated storage under the wash hand basin, a wall-mounted mirror with integrated lighting, and a stainless steel heated towel rail.



## | BEDROOM 2

3.86m x 3.1m (12'6" x 10'1")

A spacious double bedroom has one window to the rear of the property, including a roller blind and curtain rail, which offers superb views of the surrounding countryside. The room has high quality laminate timber flooring, impressive Sliderobe fitted units and covings around the ceiling. The room offers an attractive colour palette, one centre light piece, one large radiator, and six power points.



### | **BEDROOM 3**

2.67m x 4.05m (8'7" x 13'2")

A large double bedroom has one window to the rear of the property, including a roller blind and a curtain rail. The room has high quality laminate timber flooring, built-in storage units from floor to ceiling, one centre light piece, one radiator, and four power points.



### | **BEDROOM 4**

3.64m x 2.94m (11'9" x 9'6")

This double bedroom has one window to the front of the property, including a roller blind and a curtain rail. The room has high quality laminate timber flooring, attractive décor, one centre light piece, one large radiator, covings around the ceiling, and two power points.



### | **BATHROOM**

2.85m x 2.82m (9'3" x 9'2")

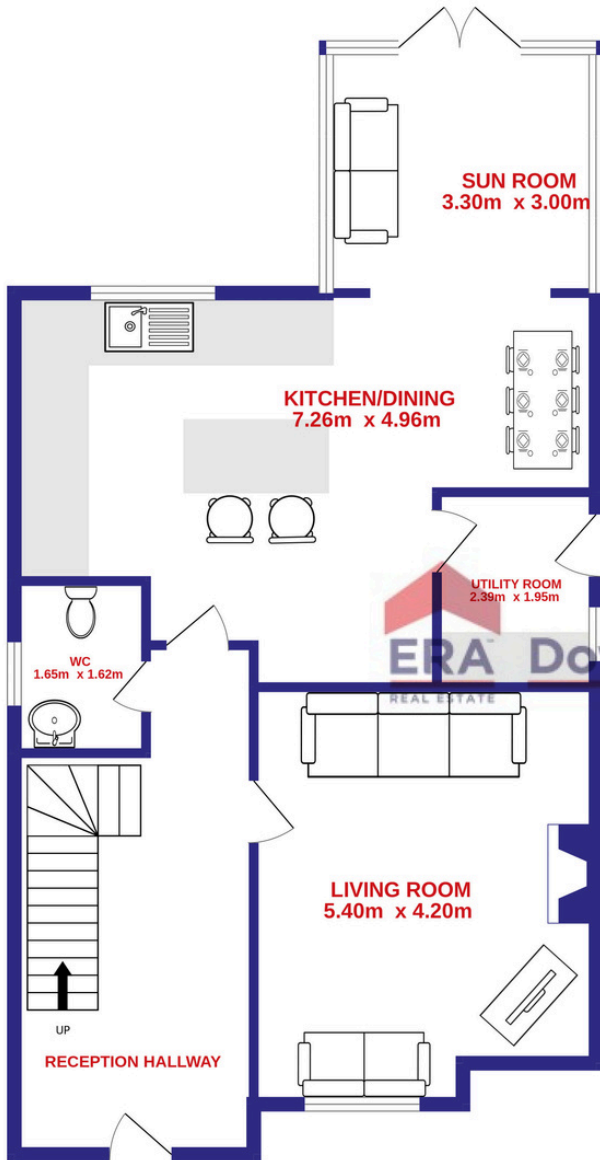
The family bathroom features a four piece suite, including a large corner shower area and freestanding bath with overhead shower. The room has impressive modern tiling from floor to ceiling, one centre light piece, one radiator and one window to the side of the property. The room offers integrated storage under the wash hand basin, one extractor fan, and a wall-mounted mirror with integrated lighting.



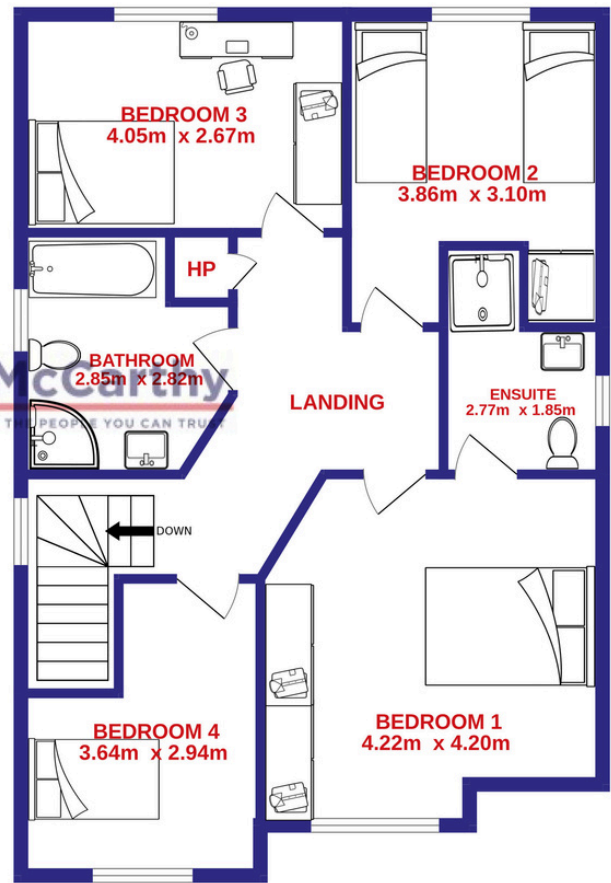


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



## | GARDENS AND EXTERIOR



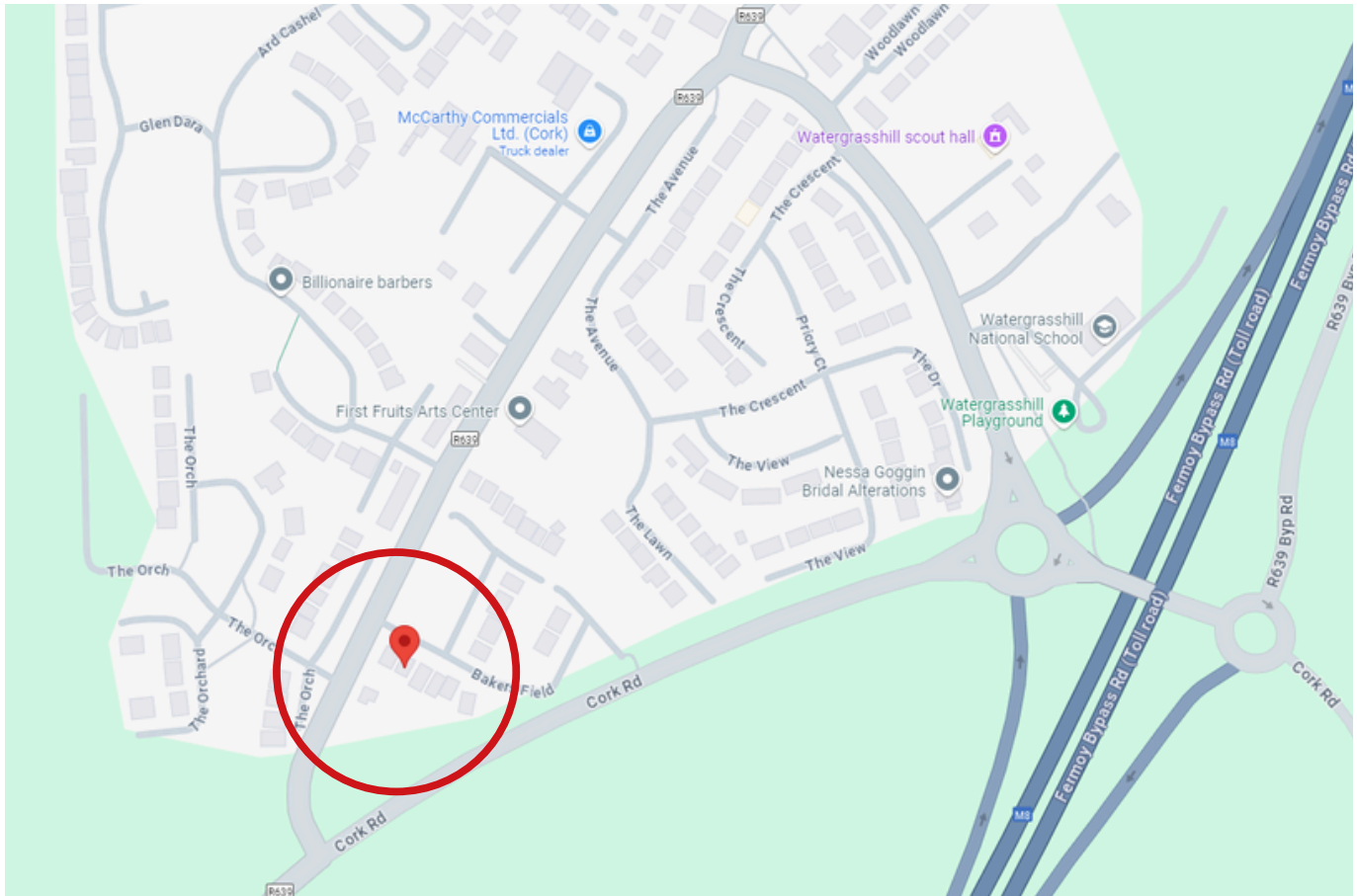
The front of the property has an attractive façade of plaster and stone finish. A cobble lock driveway can accommodate off street parking for two vehicles, and the lawned areas to either side of the driveway incorporate mature shrubs and plants. Secure gates on both sides of the property allow access to the rear.

The rear of the property is fully enclosed with block built walls. The garden is laid to lawn and there is a superb patio area located off the sun room, ideal for outdoor entertaining in the summertime. There is external power, an external tap, and feature external lighting. A recently installed Steeltech shed remains part of the sale.



## | DIRECTIONS

Please see Eircode T56 KW81 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Veronica Neville, R. Neville & Co. Solicitors, Old Bank House, South Main Street, Bandon, Co. Cork

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