

2 Bruach Abhainn, Mogeely, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and impeccably maintained four bedroom detached family property, situated on a fantastic south facing site within the low density development of Bruach Abhainn, Mogeely, Cork. The current owners have lavished an abundance of time and resources on the property ensuring that every corner of the property is presented in what can only be described as Show House standard. This energy efficient family home offers impressive finishes throughout to include high end flooring and tiling, and magnificent joinery all combined with spacious living and bedroom accommodation.

Accommodation consists of a reception hallway, guest w.c, living room, open plan kitchen/dining/living area, lounge/family room, and utility room on the ground floor. Upstairs the property offers four spacious double bedrooms, two en suite bathrooms (one of which is a Jack and Jill adjoining en suite), and the main family bathroom.

AMV: €525,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Show home standard detached home
- BER B2 – Qualifying the property for Green Mortgage Interest Rates
- Approx. 212.51 Sq. M. / 2,287 Sq. Ft.
- Built in 2008
- Underfloor heating throughout the ground floor
- South facing rear aspect and a superb rear garden with patio
- Gas fired central heating
- Double glazed windows
- Modern fitted kitchen
- Four spacious bedrooms - one with en suite, two with an adjoining Jack and Jill en suite
- Situated in a low density development 10 minutes' drive to Midleton town centre
- Short drive to a host of beaches including Garryvoe, Youghal, Ballycotton
- Easy access to N25 road network, Jack Lynch Tunnel, Cork city centre

| RECEPTION HALLWAY

5.22m x 3.02m (17'1" x 9'9")

A composite front door with glass centre panelling allows access to the main reception hallway. This welcoming hallway features fantastic tile flooring throughout, attractive neutral décor, one centre light piece and extensive under stair storage. A full length gable window which covers the ground floor and first floor, floods the area with natural light. The property is finished with top quality joinery finishes, with solid oak doors and a spectacular solid oak staircase.



| GUEST W.C

1.75m x 1.47m (5'7" x 4'8")

Located off the reception hallway, the guest w.c features a two piece suite. The room offers attractive modern tiling and décor, one centre light piece, built-in storage, a wall-mounted shelf, and one window to the front of the property with a Venetian blind.



| LIVING ROOM

6.73m x 4.77m (22'0" x 15'6")

Double doors from the hallway allow access into the superb main living room. This fantastic dual aspect room has a feature bay window to the front of the property, one window to the side, and an additional window overlooking the front, all including curtain rails, curtains, and Venetian blinds. The room has high quality timber flooring, a superb wood burning stove, two light pieces, ten power points, two television points and a thermostat control for the heating. Double oak doors with frosted glass panelling allow access to the open plan kitchen/dining/living area.



| OPEN PLAN KITCHEN/DINING/LIVING

5.25m x 8.95m (17'2" x 29'3")

This spectacular dual aspect room offers one window within the kitchen and one window within the dining/living space. Double doors allow access to a superb patio area to the rear.

The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tile splashback. There is tile flooring throughout the room, and the kitchen includes an integrated double oven/hob/extractor fan, fridge, dishwasher, and bin storage. There are three light pieces within the room, nineteen power points, and a thermostat control for the heating.

An open arch allows access to the versatile lounge/family room.



| LOUNGE/FAMILY ROOM

4.38m x 3.92m (14'3" x 12'8")

This dual aspect room which is flooded with natural light through the day features tile flooring. There is one large window to the rear, and double doors allow access to the garden. The room itself creates the ideal family environment with its direct access off the kitchen and could serve a multitude of uses. It features one centre light piece, eight power points, one television point, and a thermostat control for the heating.



| UTILITY ROOM

2.02m x 2.88m (6'6" x 9'4")

The magnificent utility room has tile flooring and units at eye and floor level offering extensive storage. The room has plumbing for a washing machine, space for a dryer, an integrated fridge/freezer, one centre light piece and six power points. A door with glass panelling allows access to the side of the property and the gas boiler is housed within this area.



| STAIRS AND LANDING

6.5m x 4.42m (21'3" x 14'5")

A superb solid oak staircase fitted with a carpet thread allows access to the first floor landing. The vast landing area has carpet flooring, one window to the side of the property, one radiator, one centre light piece, one feature centre light piece in the stairwell and two power points. Access to a generous walk-in hot press which is shelved for storage is gained from the area together with a Stira staircase allows access to the attic.



| BEDROOM 1

5.4m x 4.63m (17'7" x 15'1")

A magnificent main bedroom has one window to the side of the property, and double doors to the front allow access to a generous balcony. The room has high quality timber flooring, impressive built-in units from floor to ceiling and attractive décor. There is one centre light piece, two radiators, ten power points, two television points, and a door allowing access to the en suite bathroom.



| EN SUITE 1

1.75m x 2.35m (5'7" x 7'7")

The spacious en suite bathroom features a three piece suite including a double corner shower cubicle. The room offers impressive floor and wall tiling throughout, integrated storage, one extractor fan, one centre light piece and a heated towel rail. There is a wall-mounted mirror with integrated lighting, and one window to the side of the property.



| BEDROOM 2

5.5m x 3.93m (18'0" x 12'8")

A large dual aspect double bedroom has one window to the rear of the property, and one window to the side of the property, both including curtain rails, curtains, and roller blinds. The room has high quality timber flooring, neutral décor, one centre light piece, one radiator, eight power points, and two telephone points. A solid oak door allows access to the Jack and Jill en suite bathroom servicing this bedroom and the adjoining bedroom 4.



| JACK AND JILL EN SUITE 2

1.2m x 3.2m (3'9" x 10'4")

This en suite bathroom features a three piece suite including a double corner shower cubicle with a mains operated shower. There is impressive floor and wall tiling, integrated storage, one extractor fan, one centre light piece, a heated towel rail, and one window to the side of the property.



| BEDROOM 3

3.77m x 3.4m (12'3" x 11'1")

A large double bedroom has one window to the rear of the property including a roller blind, a curtain rail, and curtains. The room has high quality carpet flooring, one centre light piece, one large radiator, and six power points.



| BEDROOM 4

4.12m x 3.2m (13'5" x 10'4")

A superb double bedroom has one window to the side of the property including a roller blind, a curtain rail, and curtains. The room has high quality laminate timber flooring, one centre light piece, one large radiator, and six power points.



| BATHROOM

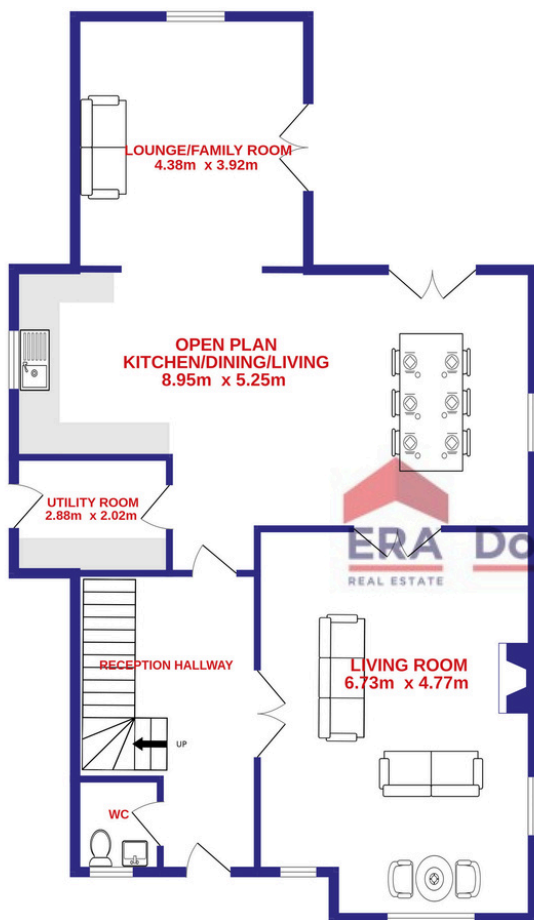
2.65m x 3.18m (8'6" x 10'4")

The spectacular family bathroom features a four piece suite, including a mains operated shower fitted over the bath. The room has impressive modern floor and wall tiling, one window to the front of the property with Venetian blind, one radiator, one centre light piece, one extractor fan, integrated storage, and a wall-mounted mirror with integrated lighting.

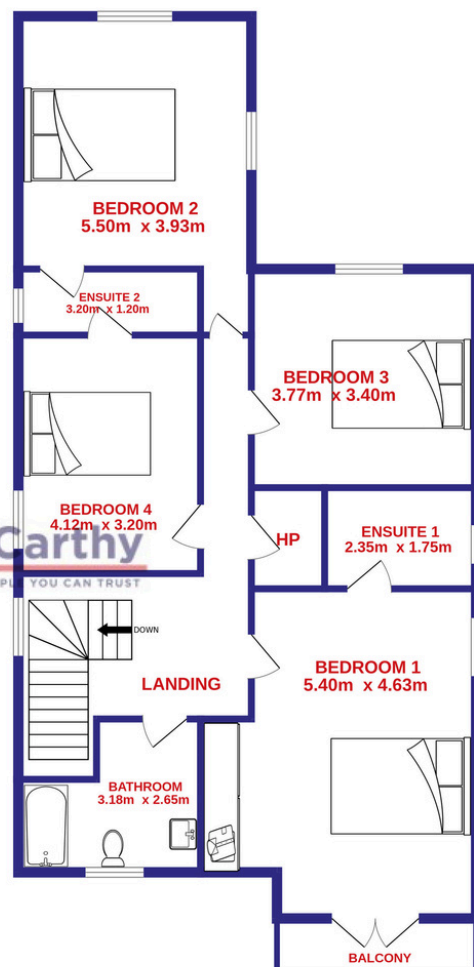


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

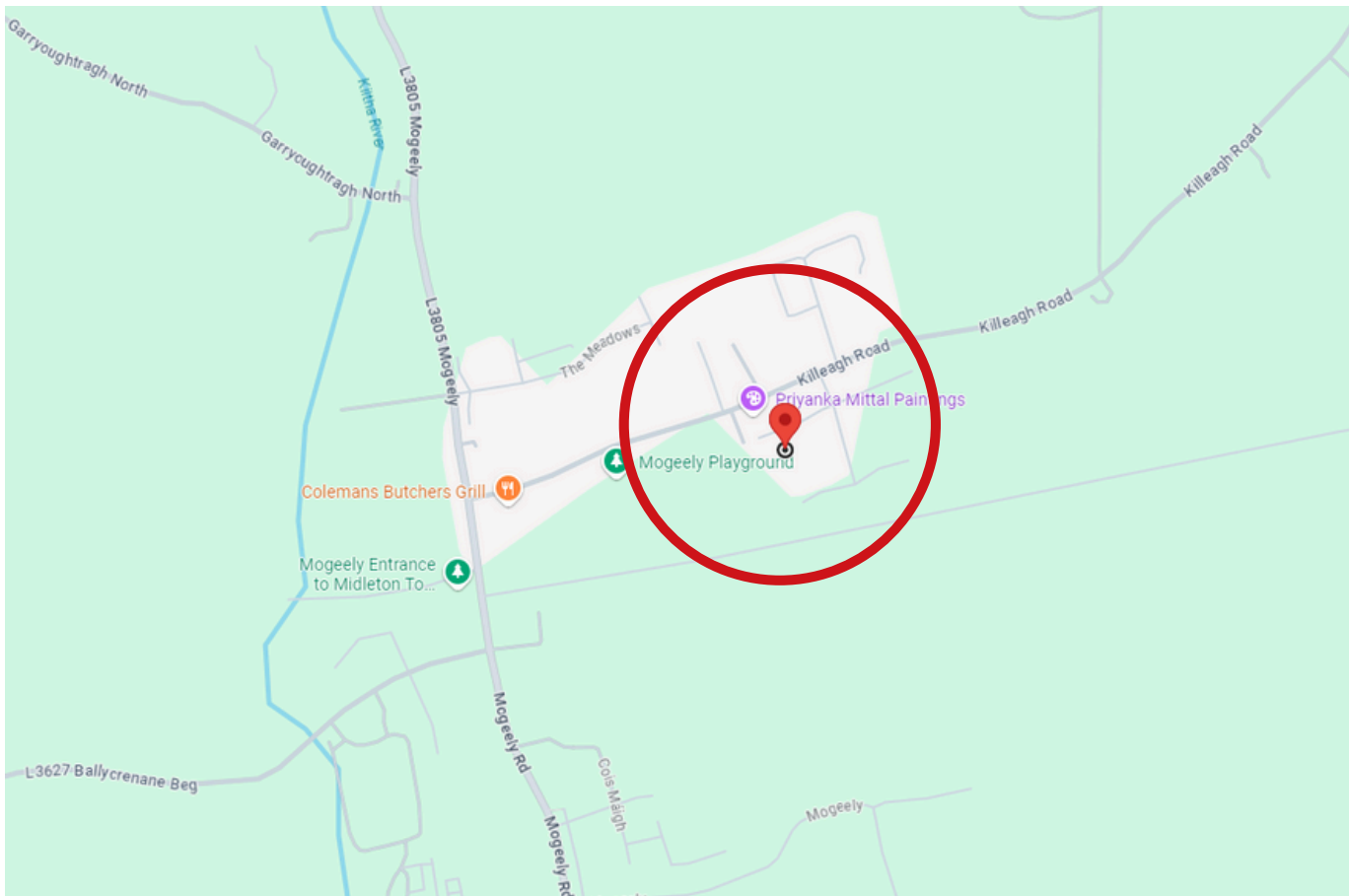


The front of the property is fully enclosed with block built walls. A secure sliding gate allows access to a tarmac driveway offering off street parking for three cars. The front garden is laid to lawn with a scattering of mature shrubs and plants.

The rear of the property features a superb south facing garden, which is fully enclosed with block built walls and timber panelled fencing. The property offers a magnificent patio area located off the kitchen/dining/living space and family room. There is a Barna shed located to the rear included as part of the sale with power. The rear garden offers four external power points and external lighting.

| DIRECTIONS

Please see Eircode P25 H7P1 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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