

3 The Brambles, Pembroke Wood, Passage West, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb four bedroom semi-detached property, located within this much sought after estate of Pembroke Woods in Passage West. This lovely family home provides spacious bedroom and living accommodation throughout, and has a superb rear garden which is fully enclosed and offers beautiful views of the hinterland and a lovely decking area ideal for outdoor entertaining.

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

AMV: €425,000

BER C2

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PSRA No. 002584

| FEATURES

- Approx. 129.5 Sq. M. / 1,394 Sq. Ft.
- Built in 2000
- BER C2
- Four bedrooms
- Attractively presented throughout
- Superb large rear garden which is fully enclosed
- Beautiful decking area
- Off street parking
- On the 216 and 223 bus route
- Walking distance to Passage West and all amenities

| RECEPTION HALLWAY

5.09m x 2.37m (16'6" x 7'7")

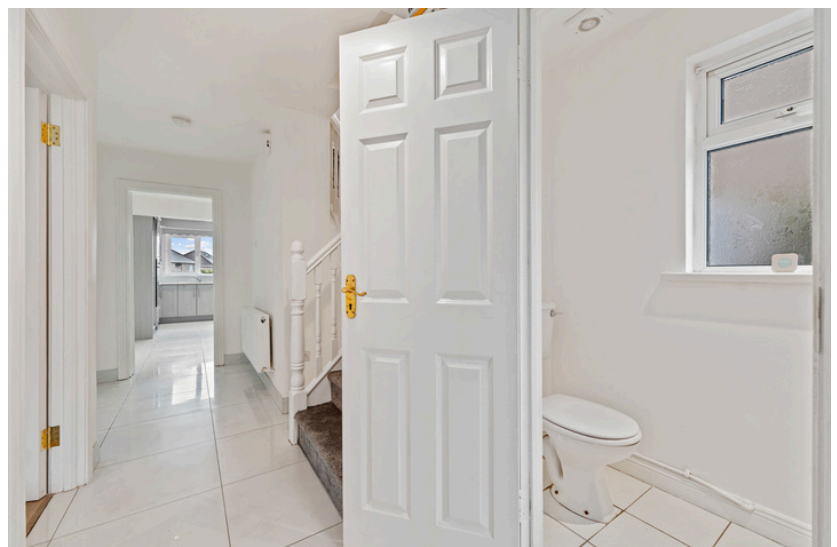
A solid teak door with side glass panelling allows access to the reception hallway. The hallway has attractive neutral décor, high quality tile flooring, centre light fitting, large radiator, electrical board and smoke alarm. A door allows access to the guest w.c.



| GUEST W.C

2.57m x 0.89m (8'4" x 2'9")

The guest w.c features a two piece suite, tile flooring, frosted window to the side of the property, centre light fitting, and extractor fan.



| LIVING ROOM

5.01m x 3.73m (16'4" x 12'2")

This superb, bright, and spacious main living room has a feature bay window to the front of the property, high quality wooden flooring, centre light fitting, an open feature fireplace, radiator, and double doors leading you through to the large dining room.



| DINING ROOM

4.07m x 3.04m (13'3" x 9'9")

This versatile room could serve a multitude of uses either as a formal dining room, playroom or second living area. The room has quality wooden flooring, centre light fitting, extensive dining space, radiator, and a sliding door allows access to the rear garden and the decking area.



| KITCHEN

5.36m x 3.08m (17'5" x 10'1")

The kitchen has solid units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, stainless steel sink, space for a fridge freezer, plumbing for a dishwasher. The room has quality tiled flooring and recessed spot lighting throughout. A door allows access to the utility room.



| UTILITY ROOM

1.76m x 1.22m (5'7" x 4'0")

The utility room has tile flooring, storage and shelving space, plumbing for a washing machine, centre light fitting, gas boiler and a door allows access to the side of the property.



| STAIRS AND LANDING

6.4m x 2.82m (20'9" x 9'2")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, attractive décor, access to the hot press which is shelved for storage, and an access hatch to the attic.



| BEDROOM 1

4.84m x 3.66m (15'8" x 12'0")

This spacious master bedroom has a feature bay window overlooking the front of the property, built-in wardrobe units for storage, radiator, centre light fitting, and carpet flooring, a door allows access to the en suite.



| EN SUITE BATHROOM

0.77m x 3.29m (2'5" x 10'7")

The en suite features a three piece suite including a shower cubicle incorporating a Triton T90 SI electric shower, attractive floor and wall tiling, recessed spot lighting, and one radiator.



| BEDROOM 2

3.51m x 3.28m (11'5" x 10'7")

Another large double bedroom that has one window overlooking the rear of the property, radiator, centre light fitting, carpet flooring and neutral décor.



| BEDROOM 3

2.67m x 3.09m (8'7" x 10'1")

This double bedroom has a window to the rear of the property, carpet flooring, radiator, centre light fitting, and neutral décor.



| **BEDROOM 4**

2.59m x 2.43m (8'4" x 7'9")

This single bedroom has a window to the front of the property, carpet flooring, radiator, centre light fitting, and neutral décor.



| **MAIN BATHROOM**

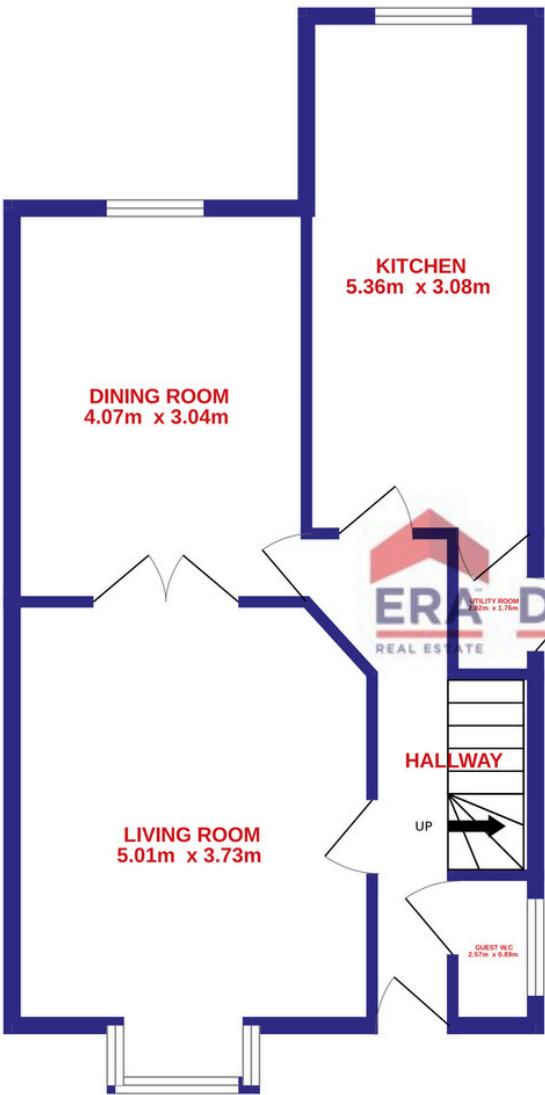
1.89m x 1.86m (6'2" x 6'1")

The main family bathroom features a four piece suite including a power shower off the mains fitted over the bath, attractive floor and wall tiling, frosted window to the side of the property, centre light fitting, radiator, and a towel rail.

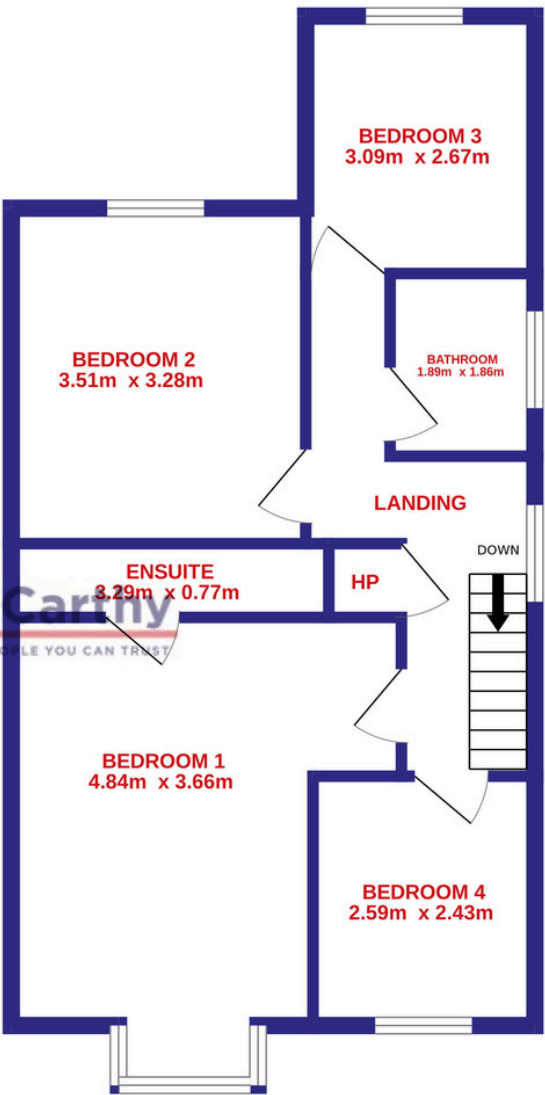


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

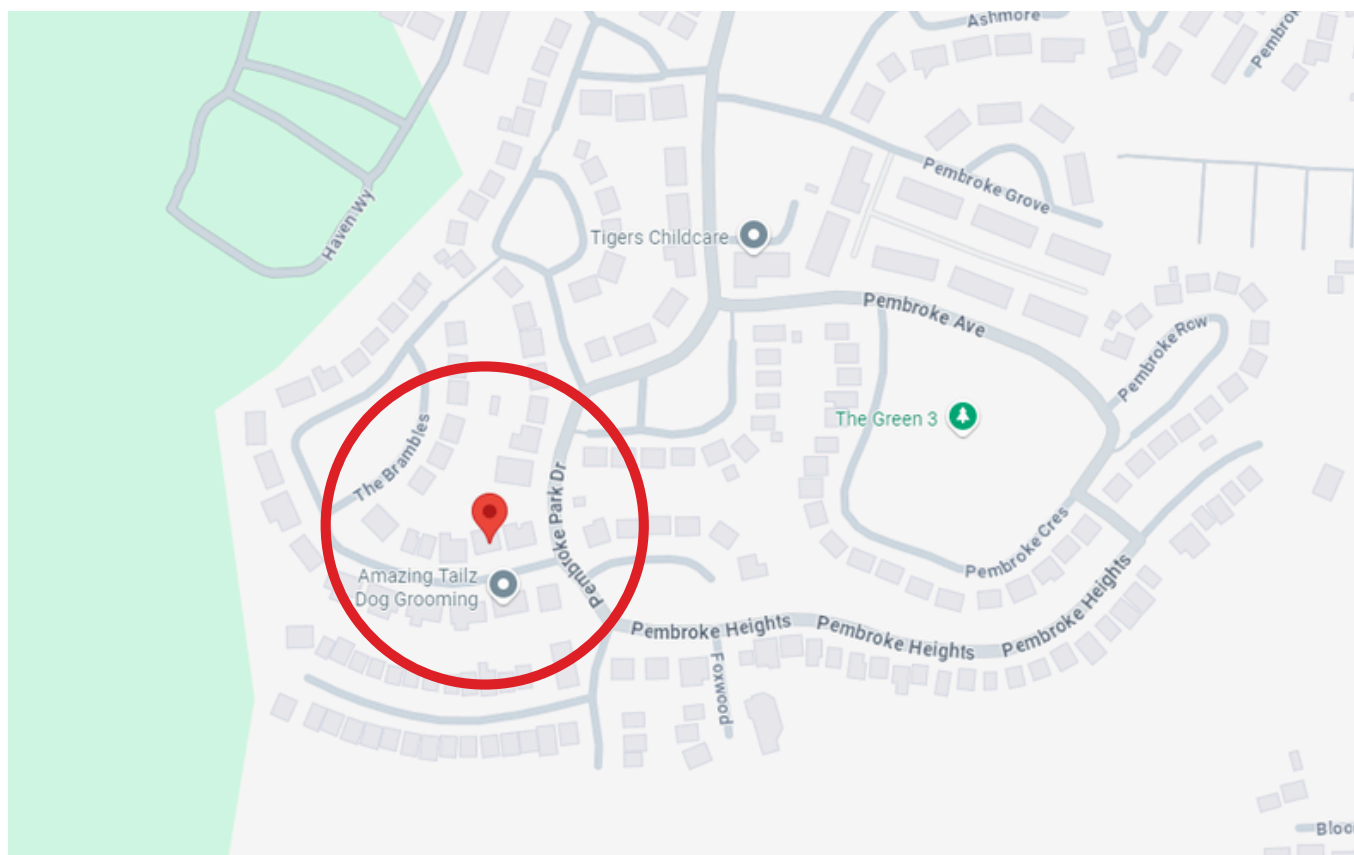


The front of the property is enclosed with a block built wall and there is a concrete driveway facilitating off street parking. There is a shared garden area which is laid to lawn with mature shrubs and plants.

The rear of the property is fully enclosed with block built walls and timber fencing. There is a superb decking area, a large garden which is laid to lawn, and a Barna shed ideal for storage.

| DIRECTIONS

Please see Eircode T12 D7VP for directions.



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