

23 Woodlawn, Model Farm Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this stunning family home, that has been recently extended and renovated to show home standard. This superbly presented three bedroom semi-detached property is situated in a highly desirable and mature location, just off the Model Farm Road and close to all amenities in the area. No. 23 is now a highly energy efficient, B2 rated property, and also boasts a beautiful, private rear garden and a gorgeous raised patio area ideal for outside entertaining. This is a superb opportunity for prospective purchasers to acquire a beautifully finished family home in a much sought after suburb.

Accommodation consists of reception hallway, cloak room, guest w.c, living room, stunning open plan kitchen/dining area, and the laundry/utility room on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €750,000

BER B2

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PSRA No. 002584

| FEATURES

- Show home standard, idyllic family home
- Situated on a large corner site
- Approx. 133.8 Sq. M. / 1,440 Sq. Ft.
- Originally built in the 1950's approx.
- Completely refurbished in 2022/2023
- BER B2
- Rewired and replumbed throughout
- Integrated automated blinds
- Extended kitchen/dining area
- Beautiful bespoke hand-painted kitchen
- Fully renovated raised patio with porcelain tiles
- Super, private rear garden
- Overlooking a green area to the front
- Much sought after mature location
- Close to all amenities including schools and shops
- Walking distance to UCC, CUH/ CUMH and Wilton

| RECEPTION HALLWAY

4.55m x 2.06m (14'9" x 6'7")

An open porch area with tile instep leads you to a high quality solid door with frosted side glass panelling, which in turn allows access into the main reception hallway. The reception hallway has attractive neutral décor, recessed spot lighting, smoke alarm, radiator and high quality solid wooden flooring.



| CLOAK ROOM

1.6m x 1.8m (5'2" x 5'9")

This spacious storage area has a continuation of the high quality timber flooring, neutral décor, and recessed spot lighting.



| GUEST W.C

1.39m x 0.71m (4'5" x 2'3")

Accessed via the main reception hallway, the well-appointed guest w.c features a two piece suite, attractive décor, impressive tile flooring, tiling to the halfway point on the walls, a frosted window to the side of the property, radiator, and a wall-mounted light fitting.



| LIVING ROOM

4.27m x 4.31m (14'0" x 14'1")

A beautiful living room that has a feature bay window to the front of the property, which floods the area with extensive natural light. The room has high quality wooden flooring, attractive neutral décor, recessed spot lighting, centre light fitting, large radiator, and a most impressive flush media wall with built-in fireplace insert.



| OPEN PLAN

KITCHEN/DINING

8.05m x 5.82m (26'4" x 19'0")

This is a spectacular, light-filled, open plan kitchen/dining room which is the heart of this beautiful home. The room is dual aspect, with three windows to the rear, and large sliding glass doors and windows to the side of the property, opening onto the beautiful and fully renovated patio area. There is also a Velux window, flooding the area with natural light



Throughout, the area features wooden flooring, attractive neutral décor, recessed spot lighting, and ample power points. The dining area includes a second media wall with space for a seamlessly integrated, mounted television.

The kitchen features modern fitted units at eye and floor level which have been hand-painted in an attractive colour scheme, extensive quartz worktop counter, quartz splashback, a feature island unit, three feature light fittings, two large vertical radiators, integrated hob and extractor fan, space for two ovens, a stainless steel sink, ample storage, and power points. A door allows access to the laundry/utility room.



| LAUNDRY ROOM

3.8m x 3.5m (12'4" x 11'4")

This is a large and spacious laundry room, which has extensive storage space and solid fitted units at eye and floor level, wooden flooring, recessed spot lighting, plumbing for a washing machine and dryer, radiator, stainless steel sink, and neutral décor.



| STAIRS AND LANDING

2.66m x 2.23m (8'7" x 7'3")

The stairs and landing are fitted with luxury carpet flooring throughout. At the top of the landing there is a window to the side of the property, a centre light fitting, attractive neutral décor, and a Stira staircase allows access to the attic.



| BEDROOM 1

4.26m x 4.16m (13'9" x 13'6")

This superb double bedroom has a feature bay window overlooking the front of the property and a most impressive array of Sliderobe fitted units for storage. The master bedroom has a very attractive décor and colour palette, centre light fitting, two wall-mounted light fittings, radiator, ample power points and carpet flooring.



| BEDROOM 2

3.95m x 3.26m (12'9" x 10'6")

Another spacious double bedroom has attractive neutral décor, a window overlooking the rear, centre light fitting, large radiator, power points and carpet flooring.



| **BEDROOM 3**

2.42m x 3.01m (7'9" x 9'8")

This double bedroom has neutral décor, one window to the front of the property, centre light fitting, radiator, power points and carpet flooring.



| **MAIN BATHROOM**

2.2m x 3.12m (7'2" x 10'2")

This beautiful, spacious, main family bathroom features a four piece suite including a large corner shower, and separate freestanding bath. There is attractive floor and wall tiling, a frosted window to the rear, recessed spot lighting, and a radiator.

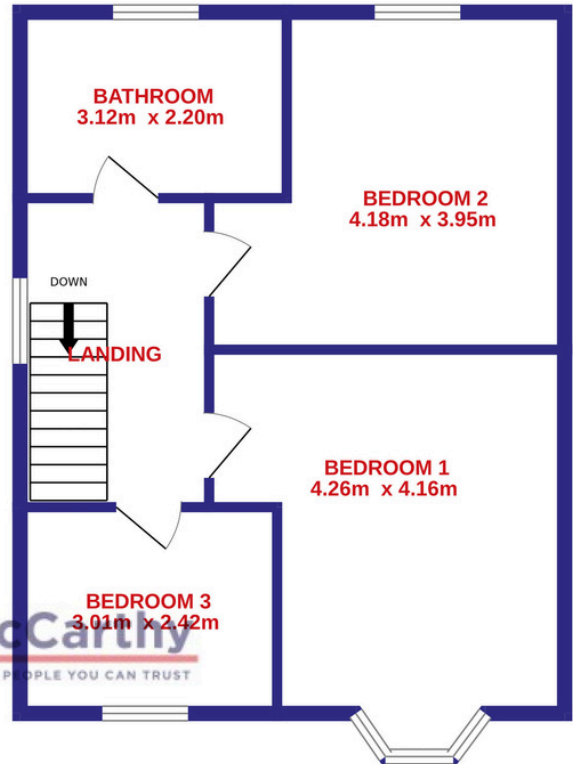


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR



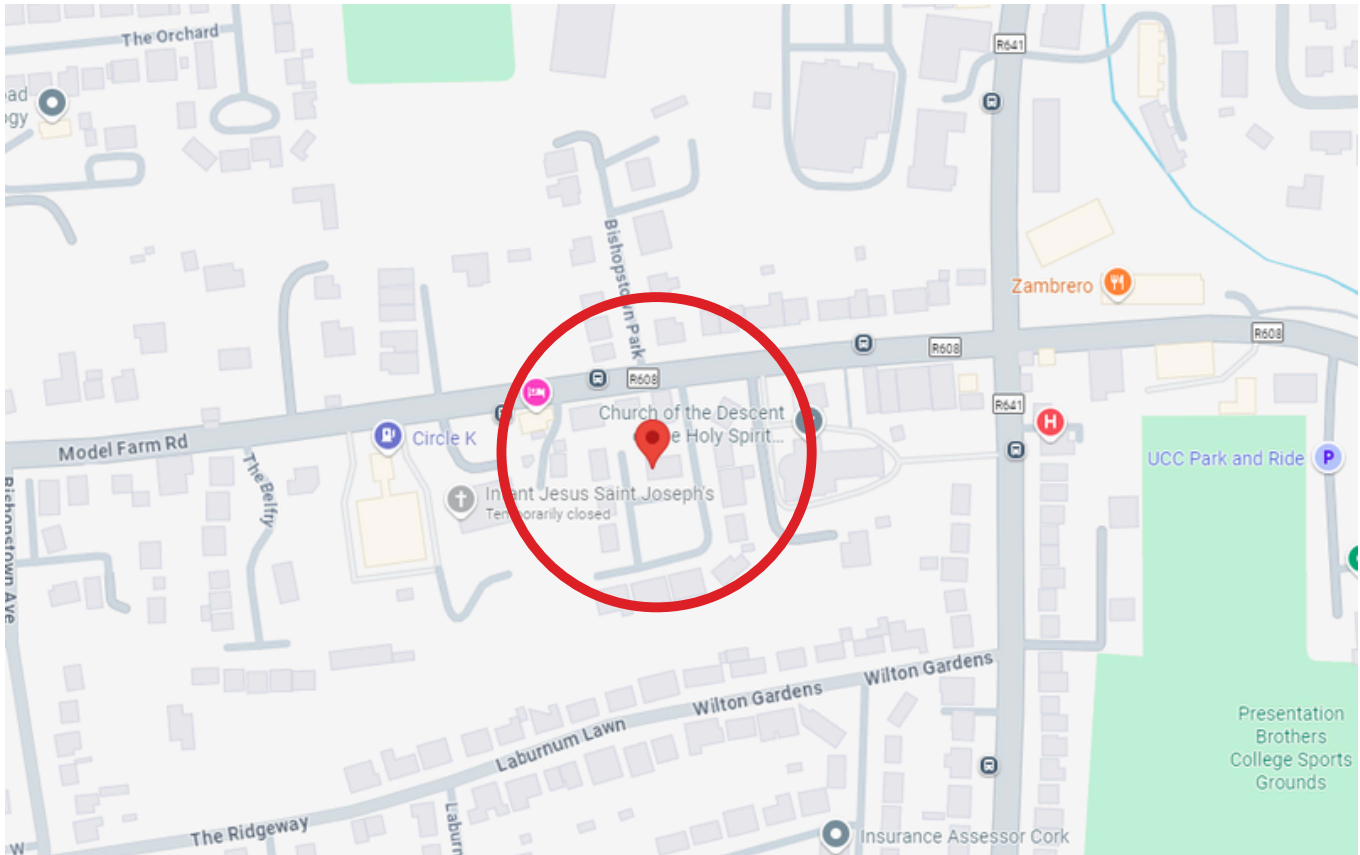
The front of the property is enclosed with block built walls and mature hedging. There is a cobble lock driveway to accommodate off street parking, and a well-manicured front garden which is laid to lawn.

A secure side gate allows access to the rear garden.

To the rear and side of the property, we have a superb and spacious raised patio area with porcelain tiles, which is ideal for outdoor dining and entertaining in the warm summer months. The area is fully enclosed with mature hedging to all sides, there is a garden area which is laid to lawn, and a Steeltech shed is included as part of the sale.

| DIRECTIONS

Please see Eircode T12 H9C8 for directions.



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