

6 Lough Park, The Lough, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb three bedroom semi-detached property situated in the ideal location of Lough Park, Cork. This property benefits from spacious bedroom and living accommodation, and is within walking distance of host of amenities including schools, Cork University Hospital, University College Cork, shops and bars as well as Cork city centre itself. This is a prime location, adjacent to Cork's famous Lough, and viewing comes highly recommended to appreciate what this fine property has to offer.

Accommodation consists of reception hallway, living room, family room, kitchen/dining area, and utility area located on the ground floor. Upstairs the property boasts three spacious bedrooms and the main family bathroom.

AMV: €395,000

BER E2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 100.7 Sq. M. / 1,084 Sq. Ft.
- Built in 1940
- BER E2
- Gas fired central heating
- Double glazed PVC windows
- Spacious accommodation throughout
- Three bedrooms
- South facing rear aspect and maintenance free patio area
- Superb location close to all amenities including UCC, CUH/CUMH, Bons Secours Hospital
- Adjacent to The Lough

| RECEPTION HALLWAY

4.51m x 1.78m (14'7" x 5'8")

A PVC door with centre glass panelling and overhead external light allows access into the main reception hallway. The hallway has laminate timber flooring, one centre light piece, neutral décor, one large radiator, and two power points.



| LIVING ROOM

3.31m x 3.62m (10'8" x 11'8")

This is a large, spacious room with one large window overlooking the front of the property, flooding the area with extensive natural light. The area has carpet flooring, one centre light piece, one radiator, a feature gas fireplace, built-in display units, and power points. An opening arch access to the family room.



| FAMILY ROOM

4.05m x 3.63m (13'2" x 11'9")

This versatile room features a continuation of the carpet flooring, neutral décor, built-in display and storage units, one centre light piece, one radiator, and double doors allow access to the kitchen/dining area.



| KITCHEN/DINING

3.19m x 5.08m (10'4" x 16'6")

The kitchen/dining area is dual aspect with one window to the side of the property, one window to the rear, and sliding glass doors allowing access to the south facing patio area. The kitchen features solid fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback, space for an oven/hob/extractor fan, a stainless steel sink, integrated fridge freezer, and space for a dishwasher. The room has tile flooring, two light pieces, and one radiator.



| UTILITY ROOM

2.81m x 1.73m (9'2" x 5'6")

Accessed via the kitchen/dining area and the reception hallway, the utility room has tile flooring, one window to the side of the property, timber panelled ceiling, one centre light piece, one radiator, plumbing for a washing machine and dryer, and access to storage space underneath the stairs. The gas boiler is also housed within this room.



| STAIRS AND LANDING

2.97m x 1.82m (9'5" x 5'9")

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, one centre light piece, neutral décor, and one power point.



| BEDROOM 1

3.99m x 3.53m (13'0" x 11'5")

This is a large double bedroom with one window to the rear of the property, timber flooring, extensive array of built-in units from floor to ceiling, built-in vanity unit, one centre light piece, one radiator, and neutral décor.



| BEDROOM 2

3.38m x 3m (11'0" x 9'8")

Another spacious double bedroom has one window to the front of the property, timber flooring, built-in units from floor to ceiling, built-in vanity unit, one centre light piece, one large radiator, neutral décor, and power points.



| BEDROOM 3

2.39m x 2.36m (7'8" x 7'7")

This single bedroom has one window to the front of the property, timber flooring, one centre light piece, built-in storage units, wall-mounted shelving, and one radiator.



| BATHROOM

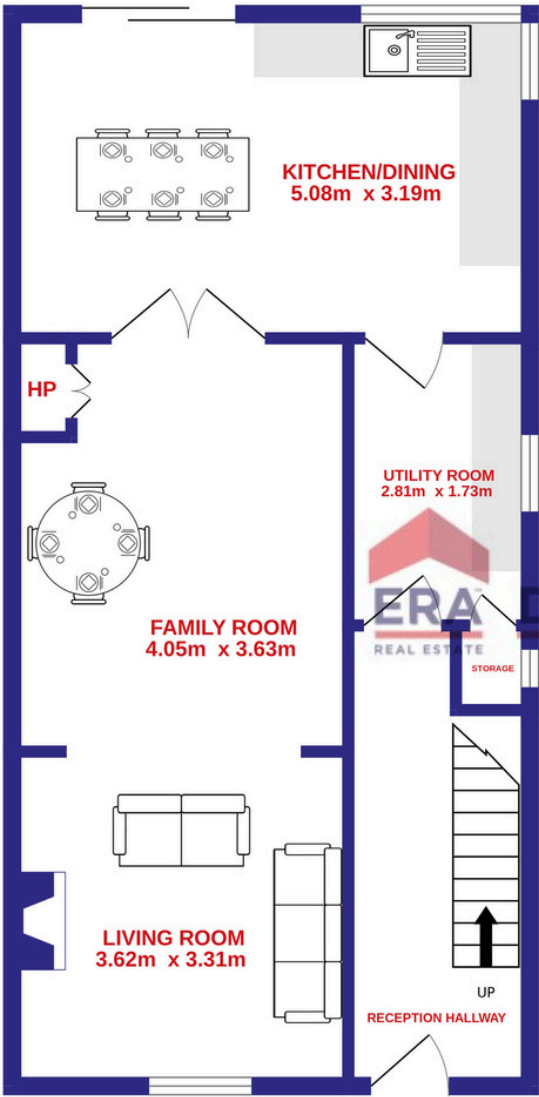
1.86m x 1.8m (6'1" x 5'9")

The main family bathroom features a three piece suite including a corner shower area incorporating a Mira Vigour electric shower, one frosted window to the rear of the property, one radiator, built-in vanity cabinet, built-in storage, floor and wall tiling, neutral décor, one recessed light, and an access hatch to the attic.

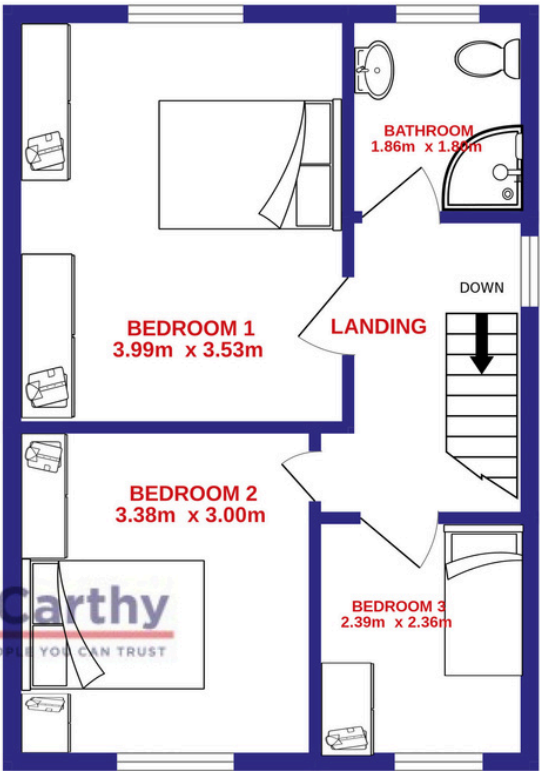


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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REAL ESTATE THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR



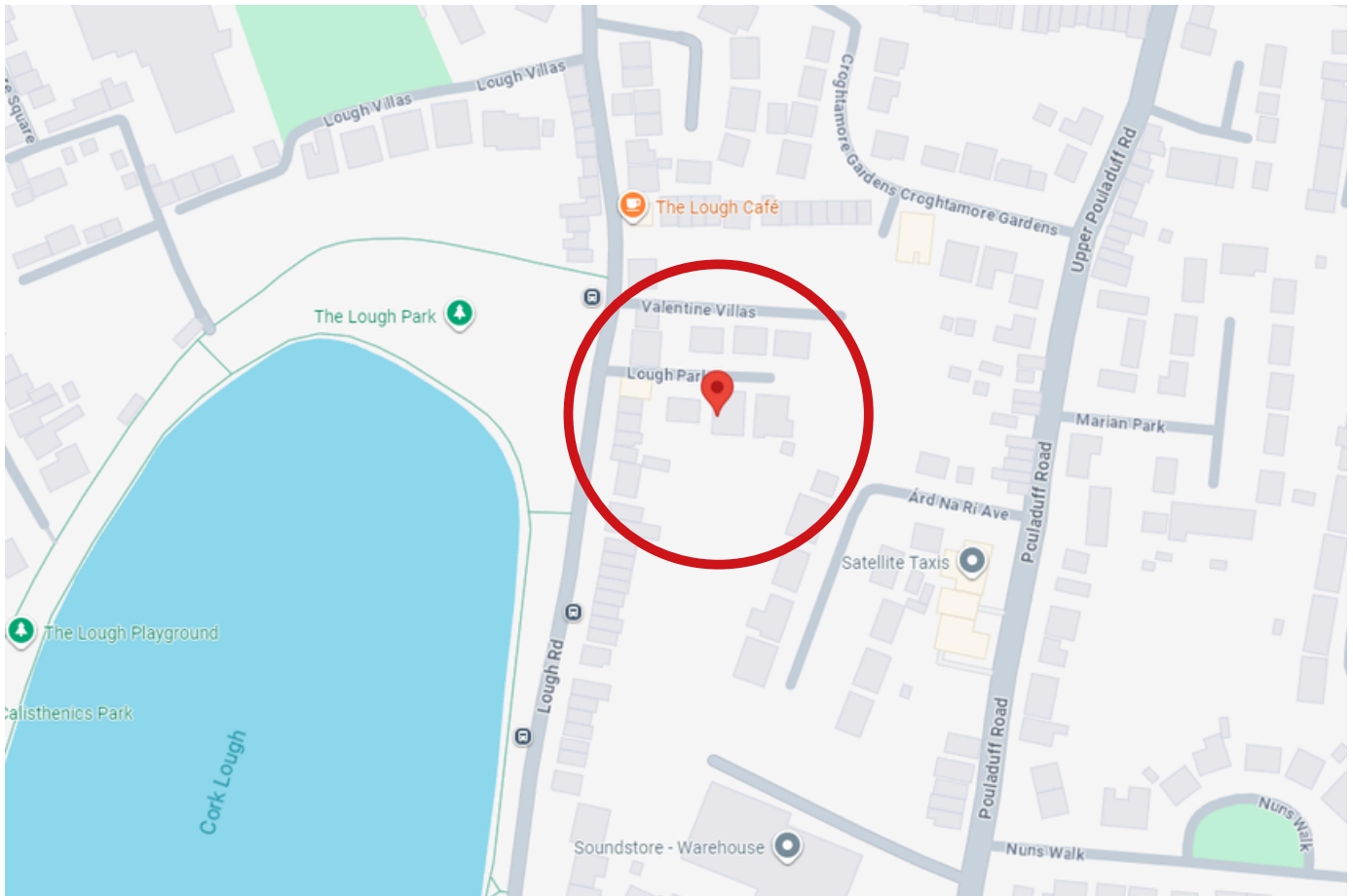
The front of the property is enclosed with block built walls. There is a large driveway to accommodate off street parking, a well-manicured garden area which is laid to lawn, and purpose built flower beds.

A secure side gate allows access to the rear.

The rear of the property boasts a south facing aspect and a superb, maintenance free patio area which is ideal for outdoor entertaining in the warmer summer months. The area has flower beds, is fully enclosed and there is Barna shed included as part of the sale.

| DIRECTIONS

Please see Eircode T12 D9C3 for directions.



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