

50 Ashmount Mews, Silversprings, Tivoli, Cork



ERA Downey McCarthy are delighted to present to the market this superb, three bedroom townhouse, situated in the popular residential area of Ashmount in Tivoli. The property benefits from spacious living and bedroom accommodation, along with a super back garden, all in a convenient and popular location, close to Cork city. Viewing comes highly recommended to appreciate what this family home has to offer.

Accommodation consists of reception hallway, living room, dining room, kitchen, utility room, and guest w.c. on the ground floor. Upstairs the property offers three spacious bedrooms, the master bedroom has an ensuite bathroom, and the main family bathroom.

AMV: €325,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 104.45 Sq. M. / 1,124 Sq. Ft.
- Built in 2005 approx.
- BER B3
- Natural gas central heating
- Attractively presented throughout
- Three bedrooms upstairs
- Off street parking
- Enclosed and private west facing rear garden
- Positioned in a quiet cul-de-sac
- On the 208 bus route
- Easy access to the Tunnel and the South Ring Road

| RECEPTION HALLWAY

5.26m x 2.61m (17'2" x 8'5")

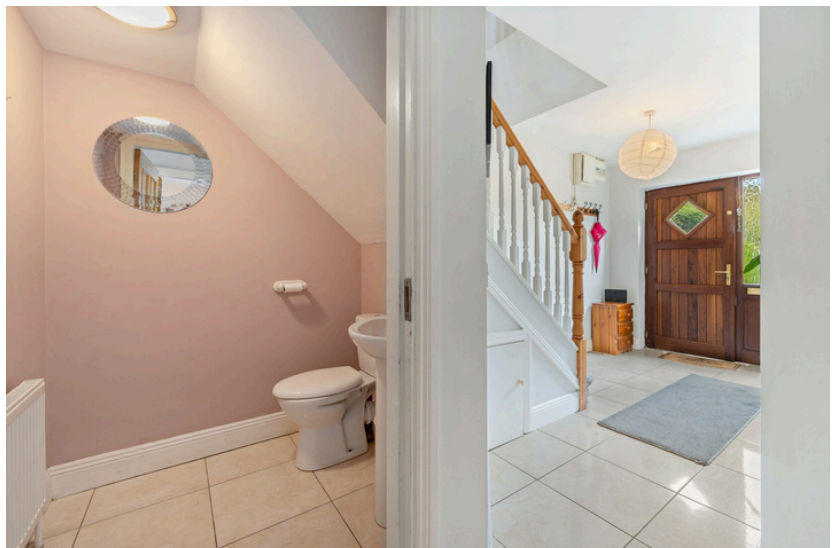
A solid teak door with centre glass panelling allows access to the reception hallway. The hallway features attractive tile flooring, a centre light fitting, radiator, neutral décor, access to the service board, and a door allowing access to the guest w.c.



| GUEST W.C

1.61m x 1.39m (5'2" x 4'5")

The guest w.c features a two piece suite, tile flooring, centre light fitting, attractive neutral décor, and a radiator.



| LIVING ROOM

5.32m x 3.34m (17'4" x 10'9")

The main living room has one window to the front of the property, high quality wooden flooring, centre light fitting, a feature fireplace with open insert, television point, radiator, and an open arch allows access into the dining room.



| DINING ROOM

3.96m x 2.92m (12'9" x 9'5")

The dining room has quality wooden flooring, extensive dining space, centre light fitting, and sliding doors allow access to the rear garden. An opening allows access to the kitchen.



| KITCHEN

3.82m x 2.55m (12'5" x 8'3")

The kitchen has solid fitted units at eye and floor level with extensive worktop counter, tile splashback, a stainless steel sink, built-in fridge freezer, and an integrated oven/hob/extractor fan. The kitchen area has one window overlooking the rear garden, attractive décor, radiator, recessed spot lighting, and tile flooring throughout. The gas boiler is housed here also.



| STAIRS AND LANDING

3.94m x 2.05m (12'9" x 6'7")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is a centre light fitting, radiator, access to the hot press which is shelved for storage, and a Stira staircase allows access to the attic.



| BEDROOM 1

4.72m x 2.92m (15'4" x 9'5")

This superb double bedroom has a window overlooking the front of the property, timber flooring, centre light fitting, radiator, built-in wardrobe unit for storage, and a door allowing access to the en suite.



| EN SUITE

0.87m x 2.56m (2'8" x 8'3")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T80 SI electric shower, fully tiled walls and floor, recessed spot lighting, and a radiator.



BEDROOM 2

3.58m x 3.37m (11'7" x 11'0")

This double bedroom has one window overlooking the rear of the property, timber flooring, built-in wardrobe unit for storage, centre light fitting, and a radiator.



BEDROOM 3

3.31m x 2.44m (10'8" x 8'0")

This large single bedroom has one window to the front of the property, timber flooring, built-in wardrobe unit for storage, centre light fitting, and a radiator.



MAIN BATHROOM

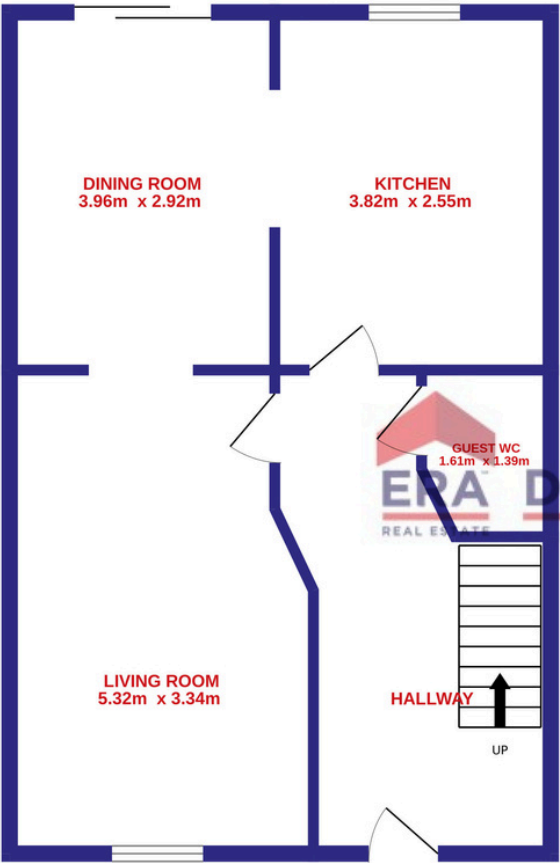
2.38m x 2.04m (7'8" x 6'6")

The main family bathroom features a four piece suite including a Triton T90 SR electric shower fitted over the bath. There is a frosted window to the rear of the property, recessed spot lighting, extractor fan, attractive neutral décor along with fully tiled walls and floors.

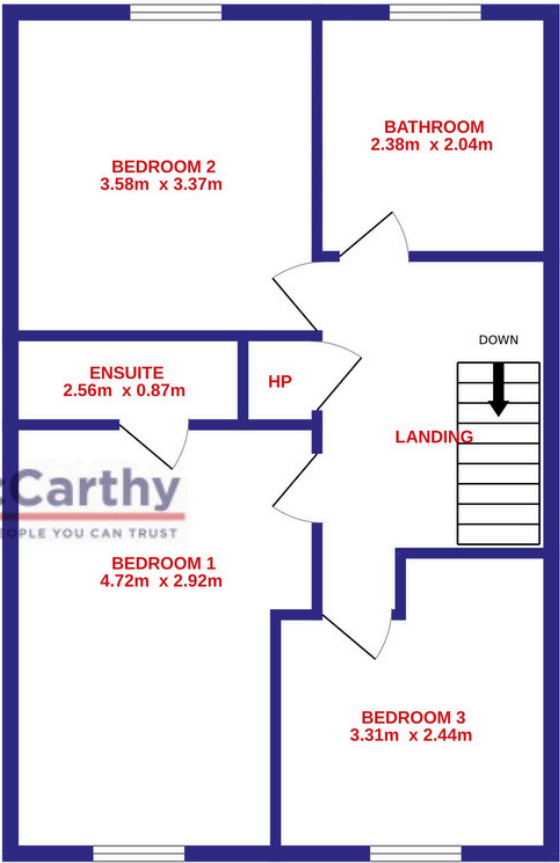


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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REAL ESTATE THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR

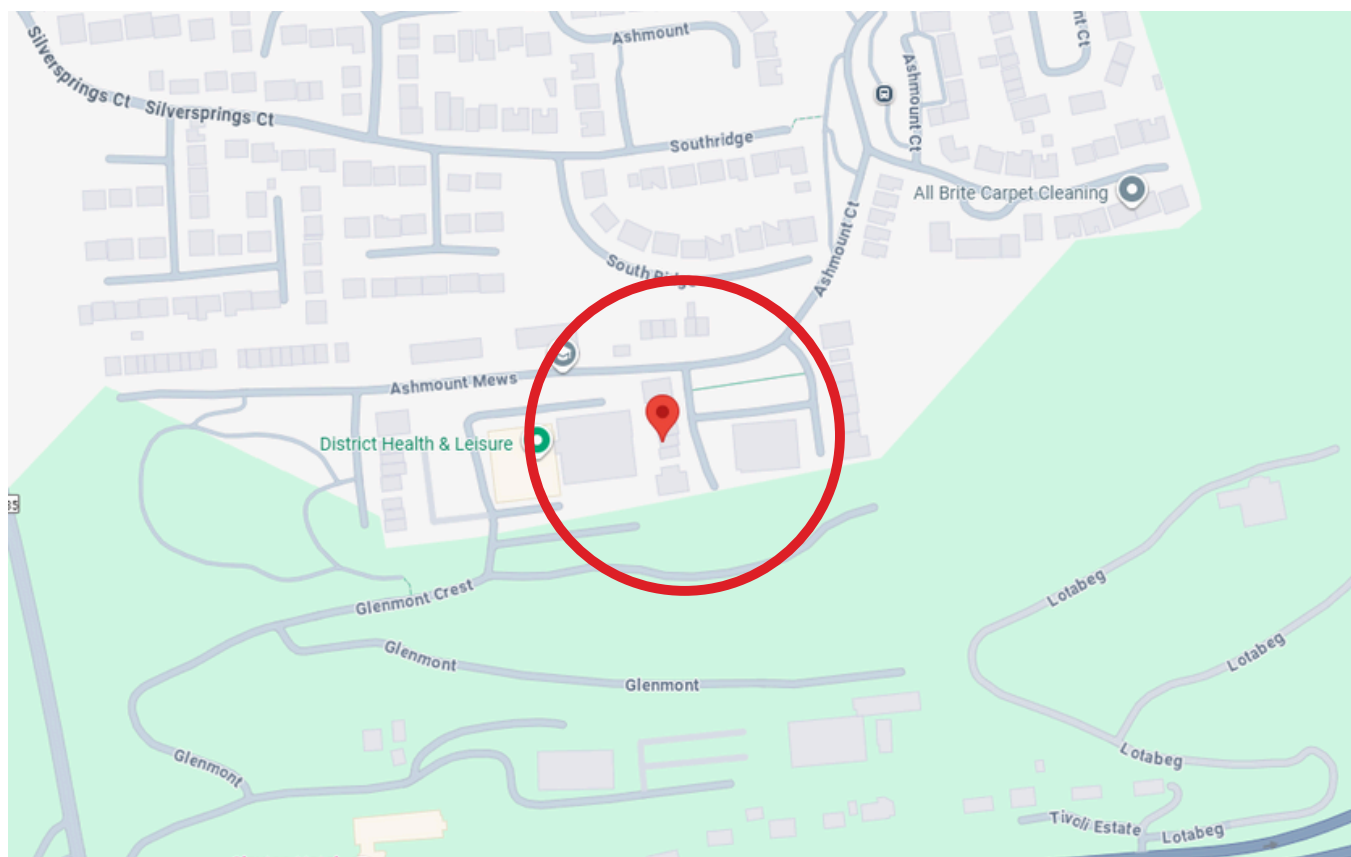


The front of the property has a driveway to accommodate off street parking for one vehicle. There area is maintenance free with mature hedging to either side.

The rear of the property has a west facing aspect and is fully enclosed to all sides with a block built wall and timber fencing, adding a high level of privacy. There is a garden area which is laid to lawn, and a Steel tech shed is included as part of the sale.

| DIRECTIONS

Please see Eircode T23 W8WE for directions.



| ALL ENQUIRIES TO:



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