

13 Heatherfield, Ballymaw, Waterfall, Cork



ERA Downey McCarthy are delighted to present this superb and spacious five bedroom detached property, situated in the much acclaimed Heatherfield development in Waterfall. This property offers a superb location with all the benefits of countryside living whilst being a mere 5 minutes' from all services and local amenities in nearby Bishopstown/Wilton. The South Link road network is also within easy reach and gives you direct access to Ballincollig, Cork city centre and more. Viewing highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, living room, open plan kitchen/dining/lounge, study/home office, utility room, and guest w.c. on the ground floor. Upstairs the property boasts five spacious bedrooms, one dressing room/walk-in wardrobe, two en suite bathrooms, and a large family bathroom.

AMV: €825,000

BER B3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Exclusive five bedroom detached property
- Approx. 202 Sq. M. / 2,174 Sq. Ft.
- Built in 2005
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Oil fired central heating
- Double glazed PVC windows
- Spacious living and bedroom accommodation
- Two en suite bathrooms
- One walk in wardrobe
- Fully enclosed rear garden and superb patio area
- Ample off street parking
- 5 minutes' drive to Bishopstown/Wilton and local services and amenities
- Easy access to the South Link Road Network

| RECEPTION HALLWAY

5.36m x 2.52m (17'5" x 8'2")

A timber door with frosted glass panelling surround allows access to the spacious reception hallway. The hallway features carpet flooring, power points, one radiator, and recessed spot lighting.



| GUEST W.C

1.37m x 1.89m (4'4" x 6'2")

The guest w.c. features a two piece suite, one frosted window to the side of the property, floor and wall tiling, wall-mounted mirror, and one recessed light.



| LIVING ROOM

4.08m x 4.82m (13'3" x 15'8")

French double doors with glass panelling allow access to the living room from the reception hallway. The living room has one window to the front of the property, a feature open fireplace, carpet flooring, one radiator, one centre light piece, two wall-mounted light pieces.



| KITCHEN/DINING AREA

4.38m x 7.36m (14'3" x 24'1")

The kitchen/dining area has vinyl flooring, two radiators, one window overlooking the rear garden and a bay window with French double doors allows access to the patio area, while flooding the area with extensive natural light. The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tile splashback. The kitchen includes electric hob, extractor fan, double oven, integrated dishwasher, space for an American style fridge freezer, and storage space. There is recessed spot lighting and ample power points throughout. Steps from the kitchen/dining area lead to the lounge.



| LOUNGE

4.06m x 3.9m (13'3" x 12'7")

This superb room has double doors allowing access to the second rear patio, timber flooring, and a feature red wood burning stove. Other features include one radiator, neutral décor, one centre light piece, and ample power points.



| UTILITY ROOM

2.29m x 2.1m (7'5" x 6'8")

A door from the kitchen allows access to the utility room. This room features laminate flooring, built-in units level, worktop counter, tile splashback, stainless steel sink, shelving, ample storage, and a PVC door allowing access to the side of the property.



| STUDY/HOME GYM

2.53m x 3.46m (8'3" x 11'3")

This versatile room has one large window to the front of the property, timber flooring, neutral décor, one centre light piece, one radiator, power points and built-in storage units.



| STAIRS AND LANDING

2.14m x 5.46m (7'0" x 17'9")

The stairs and landing has carpeted flooring throughout. At the top of the landing there is recessed spot lighting, one radiator, access to a large hot press, and a Stira staircase allows access to the fully floored attic which has one centre light piece and one power point. There is one large window to the side of the property from the half landing.



| BEDROOM 1

3.32m x 4.75m (10'8" x 15'5")

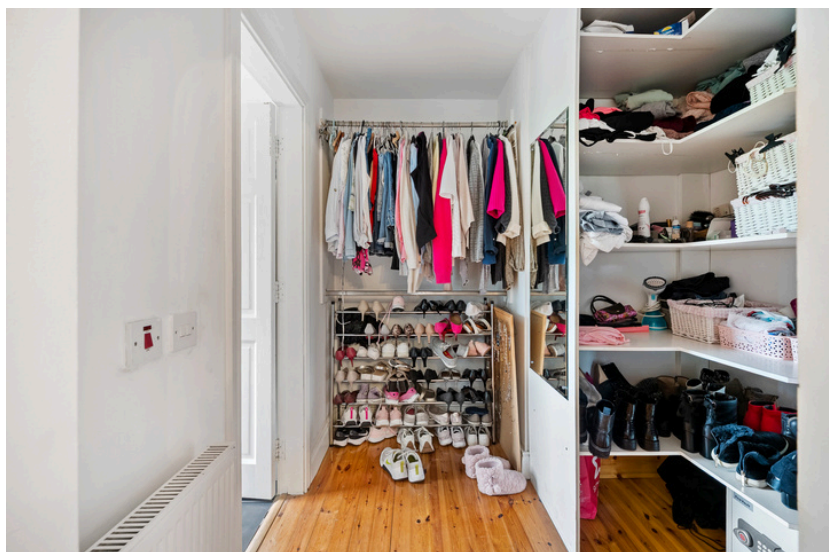
A spacious double bedroom has one window to the front of the property, timber flooring, built-in wardrobe units, one radiator, one centre light piece, power points, and an open archway allows access to a walk-in wardrobe.



| WALK-IN WARDROBE

2.19m x 2.13m (7'1" x 6'9")

This area has timber flooring, ample storage space and shelving, one centre light piece, one radiator, wall-mounted mirror, and power points.



| EN SUITE

1.77m x 2.78m (5'8" x 9'1")

This en suite bathroom features a three piece suite including a corner shower incorporating a Supa Jet electric shower, his and hers sinks, tiling throughout, one centre light piece, wall-mounted mirror and light, one frosted window to the front of the property.



| BEDROOM 2

4.36m x 3.11m (14'3" x 10'2")

This generous sized double bedroom has one window to the rear of the property, timber flooring, one centre light piece, one radiator, built-in wardrobe units, and six power points.



| BEDROOM 3

3.13m x 3.47m (10'2" x 11'3")

This spacious double bedroom has one window to the rear of the property, timber flooring, one centre light piece, one radiator, built-in wardrobe units, and power points. A door allows access to an en suite.



| EN SUITE

2.4m x 1.14m (7'8" x 3'7")

The en suite bathroom features a three piece suite including a shower incorporating a Gainsbury PS 1200 electric shower, one radiator, floor and wall tiling, one centre light piece, and one frosted window to the side.



| BEDROOM 4

3.13m x 2.98m (10'2" x 9'7")

This large double bedroom has one window to the rear of the property, timber flooring, one centre light piece, one radiator, and six power points.



| BEDROOM 5

2.54m x 3.26m (8'3" x 10'6")

This room has timber flooring, built-in wardrobe, built-in shelving, built-in desk, one large window to the front, one radiator, and one centre light piece.



| MAIN BATHROOM

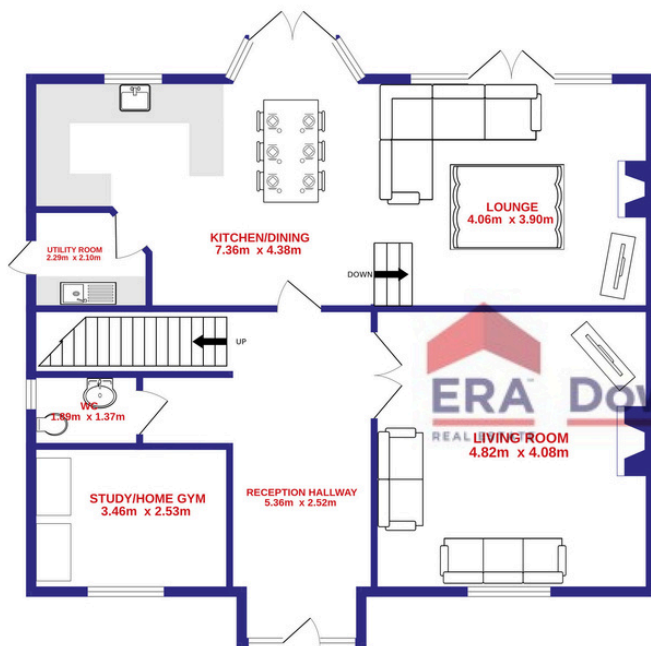
2.26m x 2.66m (7'4" x 8'7")

The main family bathroom features a four piece suite including a Nova Jacuzzi bath by MAA and a Triton Shannon shower, tiling throughout, one frosted window to the side, one centre light piece, wall-mounted mirror with light.

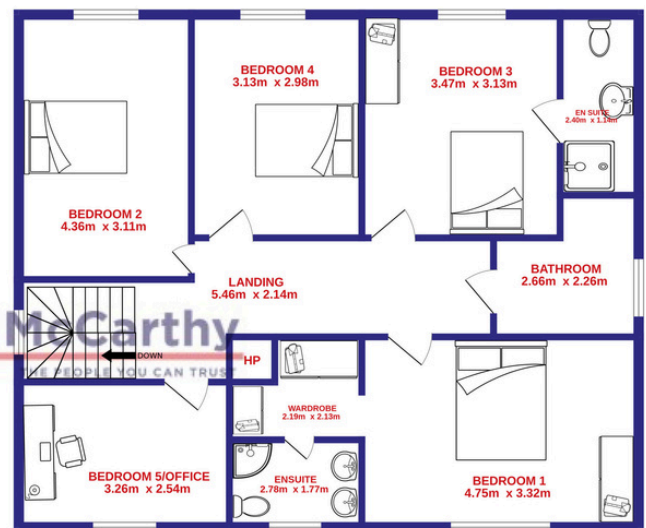


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

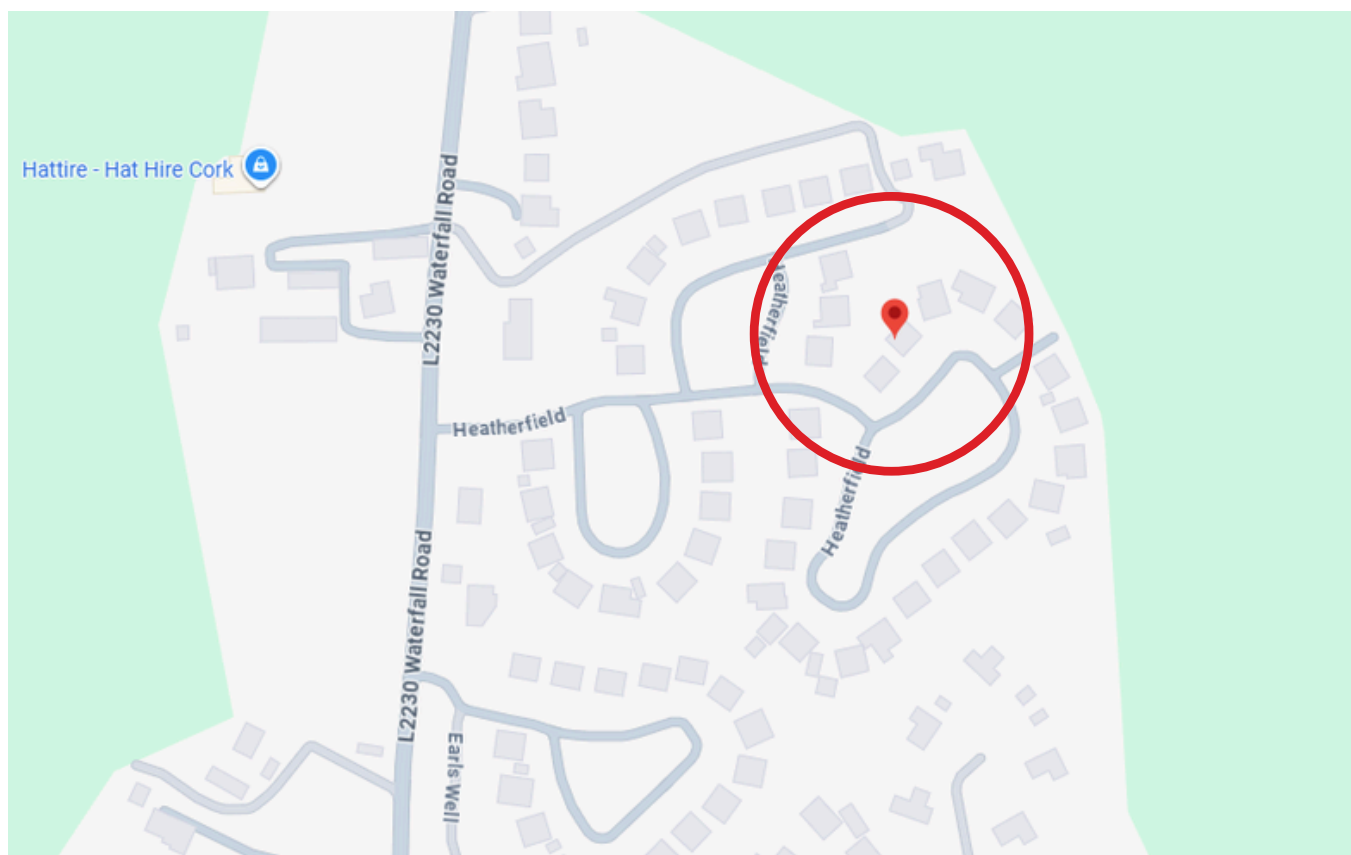


The front of the property offers a large cobble lock driveway offering ample parking, garden areas which are laid to lawn, and mature flower beds. The front is fully enclosed.

Secure timber gates to both sides of the property allow access to the rear garden. The rear of the property offers a fantastic patio area directly off the kitchen/dining space, and steps lead to an additional patio area surrounded by red brick walls. The rear garden is fully enclosed with a laid to lawn garden, including mature shrubs and plants abound and raised flower beds. There are two sheds included as part of the sale, which are ideal for storage, one of which is fully wired and has one centre light piece and one power point. There is also a large lean-to area.

| DIRECTIONS

Please see Eircode T12 H5HW for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.