

2 Foxborough, Herons Wood, Carrigaline, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this superbly maintained three bedroom terraced property in the much sought after location of Herons Wood, Carrigaline. An ideal first time buy or investment opportunity, the property benefits from a west facing rear aspect, spacious living and bedroom accommodation, and its location close to a host of essential and recreational amenities.

Accommodation consists of reception hallway, guest w.c, large living room with bay window and a superb open plan kitchen/dining area with modern fitted units on the ground floor. Upstairs the property boasts three spacious bedrooms and the family bathroom.

AMV: €295,000

BER C1

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 77 Sq. M. / 846 Sq. Ft.
- Built in 2000
- BER C1
- Double glazed PVC windows
- Gas fired central heating
- Three spacious bedrooms
- West facing rear aspect
- Enclosed garden which is not overlooked and offers a large decking area
- Sought after location conveniently located close to all amenities and services in Carrigaline
- Short drive to Ringaskiddy, Cork Airport, Cork city centre
- On the 220 and 225 bus routes
- Easy access to N28 road network

| RECEPTION HALLWAY

4.24m x 1.85m (13'9" x 6'0")

A solid teak door with stained glass panelling and overhang allows access to the main reception hallway. The hallway features tile flooring, neutral décor, one centre light piece, a smoke detector, two power points, and one large radiator.



| GUEST W.C

1.58m x 0.86m (5'1" x 2'8")

The guest w.c features a two piece suite, tile flooring, tile splashback, extractor fan, and one centre light piece.



| LIVING ROOM

4.03m x 3.37m (13'2" x 11'0")

The spacious main living room has one window to the front of the property, solid timber flooring, a feature open fireplace with black granite surround, cornicing throughout, one centre light piece, one large radiator, and six power points. Attractive timber double doors with glass panelling allow access to the kitchen/dining area.



| KITCHEN/DINING

3.16m x 5.28m (10'3" x 17'3")

The spacious open plan kitchen/dining area has tile flooring and neutral décor throughout. The area has two light pieces, ample power points, one radiator, one window overlooking the rear garden, and French double glass doors allowing access to the decking area. The kitchen features solid oak fitted units at eye and floor level in an L-shape with extensive worktop counter, tile splashback, a stainless steel sink, integrated oven/hob/extractor fan, washing machine, dishwasher, and integrated fridge freezer. The gas boiler is also housed within the kitchen area.



| STAIRS AND LANDING

3.15m x 2.12m (10'3" x 6'9")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, and access to the hot press.



| BEDROOM 1

3.78m x 3.12m (12'4" x 10'2")

This spacious double bedroom features solid timber flooring, one large window to the front of the property, attractive cornicing, one radiator, one centre light piece, neutral décor, and four power points.



| BEDROOM 2

3.46m x 2.54m (11'3" x 8'3")

Another double bedroom features solid timber flooring, one window to the rear of the property, one radiator, one centre light piece, cornicing, freestanding wardrobe units for storage, neutral décor, one air vent, and four power points.



| **BEDROOM 3**

3.46m x 2.54m (11'3" x 8'3")

This spacious single bedroom has one window to the rear of the property, solid timber flooring, one centre light piece, one radiator, neutral décor, one air vent, and four power points.



| **BATHROOM**

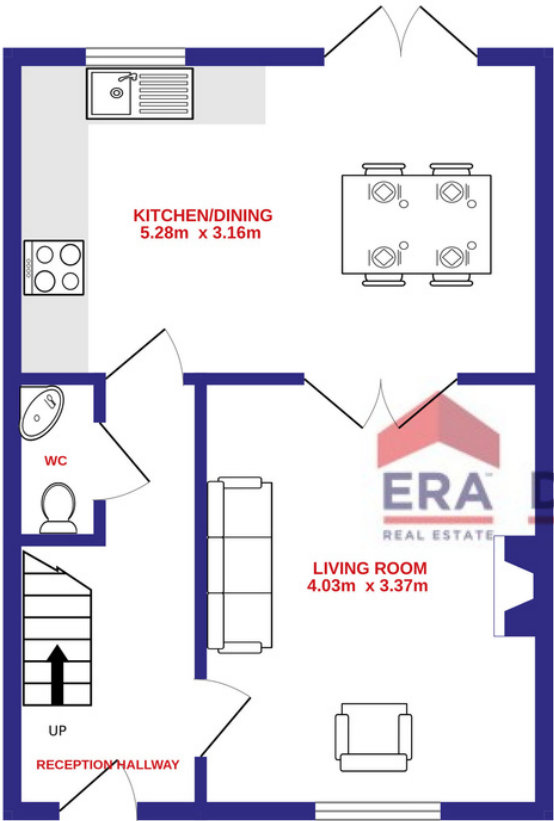
2.33m x 2.71m (7'6" x 8'8")

The family bathroom features a four piece suite including a Mira Elite QT electric shower fitted over the bath. The room has solid timber flooring, attractive wall flooring, one large frosted window to the front, one centre light piece, and one radiator.

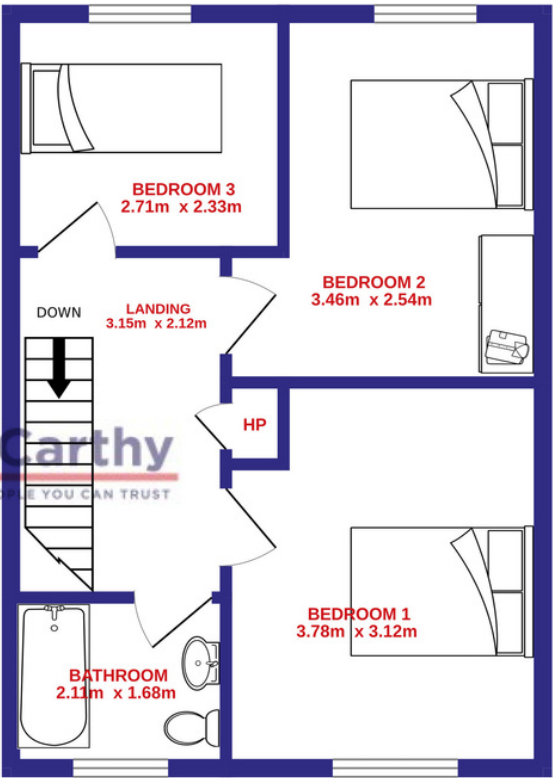


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

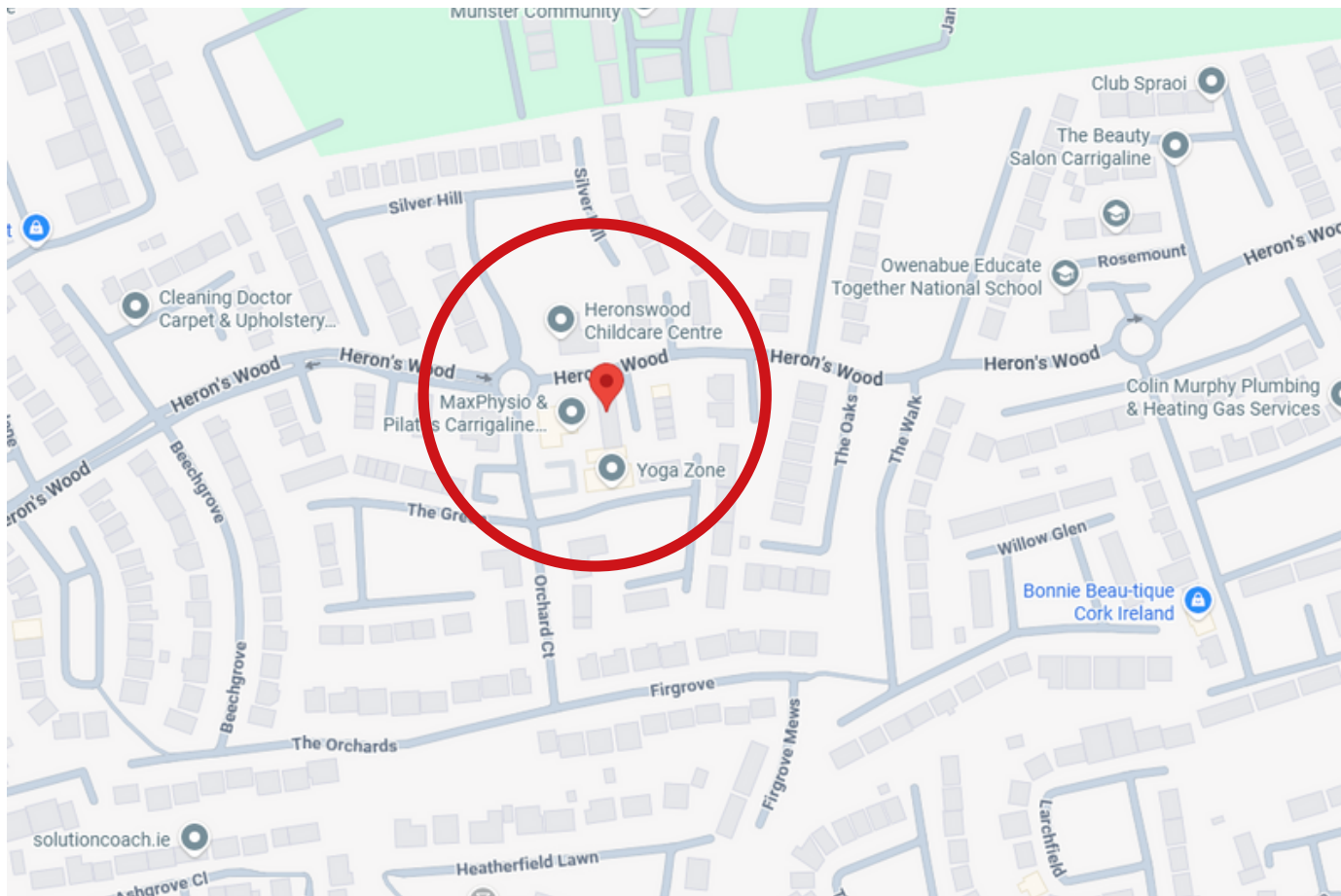


The front of the property has brick and pebble dash façade. There is a driveway to accommodate off street parking for two vehicles.

The rear of the property has a fully enclosed west facing garden. The area is not overlooked, and also offers a large decking area.

| DIRECTIONS

Please see Eircode P43 X796 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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