

## Whitethorn, Waterfall Road, Waterfall, Cork



ERA Downey McCarthy are delighted to present this spacious and attractive four bedroom detached property, ideally situated on the Waterfall Road. 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 and Wilton. The South Ring road network is also within easy reach and gives you direct access to Ballincollig, Cork city centre, Tunnel and Cork Airport.

Accommodation consists of porch, reception hallway, living room, open plan dining area and kitchen, guest w.c., utility room and garage all on the ground floor. Upstairs the property offers four spacious double bedrooms and the main family bathroom.

**AMV: €550,000**

**BER B3**

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**PSRA No. 002584**

## | FEATURES

- Approx. 163 Sq. M. / 1,755 Sq. Ft. including garage
- Situated on a large, mature, elevated site 0.3 acre approx.
- Built in 1973 approx. - recently renovated
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Four double bedrooms all upstairs
- Wraparound external insulation
- Heat pump and air-to-air heating system
- Solar panels fitted - 440w panels with water diverter to heat the immersion water
- Insulated garage with access from the house - potential to convert
- Quiet setting with picturesque countryside views
- 5 minutes' drive to Bishopstown and Wilton
- Close to all local services and amenities
- Easy access to the N40 road network

## | PORCH

1.86m x 1.92m (6'1" x 6'2")

A PVC door with centre glass panelling allows access into the porch area. The porch has feature tiling, one centre light fitting, timber panelling, and opens onto the main reception hallway.



## | RECEPTION HALLWAY

2.46m x 6.21m (8'0" x 20'3")

The hallway features high quality timber flooring, one centre light fitting, one radiator, and a door allowing access into the adjoined garage.



## | LIVING ROOM

3.39m x 5.26m (11'1" x 17'2")

The living room has one large window to the front of the property, allowing in extensive natural light. The spacious room has high quality timber flooring, one centre light fitting, neutral décor, under stair storage, and ample power points.



## | DINING ROOM

2.76m x 7.28m (9'0" x 23'8")

This dining room has timber flooring, one window to the rear, one radiator, one centre light fitting, and an open arch leads you through to the kitchen.



## | KITCHEN

2.7m x 4.09m (8'8" x 13'4")

The kitchen features solid fitted units at eye and floor level with extensive worktop counter and tile splashback. The kitchen includes space for an oven/hob/extractor fan, space for a fridge freezer, space for a dishwasher, and storage space. There is one window overlooking the rear garden, a PVC door allowing access to same, centre light fitting, tile flooring, and ample power points. A second door from the kitchen allows access to the guest w.c.



## | GUEST W.C

1.02m x 2.37m (3'3" x 7'7")

The guest w.c. features a two piece suite, one window to the rear of the property, tile flooring, one centre light fitting.



## | UTILITY/CLOAK ROOM

2.46m x 2.37m (8'0" x 7'7")

This is currently plumbed for a washing machine and a dryer.

## | STAIRS AND LANDING

3.26m x 5.47m (10'6" x 17'9")

The stairs and landing are fitted with carpet flooring throughout. There is one frosted window at the half landing. The main landing has one window to the front, one centre light fitting, and a Stira staircase allowing access to the attic.



## | **BEDROOM 1**

3.39m x 5.25m (11'1" x 17'2")

A spacious double bedroom has one large window overlooking the front of the property, carpet flooring, built-in wardrobe units, one radiator, one centre light fitting, and power points.



## | **BEDROOM 2**

2.76m x 4.57 (9'0" x 14'9")

Another generous sized double bedroom is dual aspect with one window to the rear and one window to the side. The room has carpet flooring, neutral décor, built-in wardrobe unit, radiator, centre light fitting, and power points.



## | **BEDROOM 3**

3.26m x 3.48m (10'6" x 11'4")

This double bedroom has one window overlooking the front of the property, carpet flooring, built-in wardrobe unit, radiator, centre light fitting, and power points.



## | **BEDROOM 4**

2.76m x 3.59m (9'0" x 11'7")

Another double bedroom has one window to the rear of the property, carpet flooring, built-in wardrobe unit, radiator, centre light fitting, and power points.



## | **MAIN BATHROOM**

2.76m x 2.77m (9'0" x 9'0")

The main family bathroom features a four piece suite including a Mira Elite SE electric shower fitted over the bath, floor and wall tiling, centre light fitting, frosted window to the rear, and neutral décor. The hot press is housed within this bathroom and it has shelving fitted for storage.



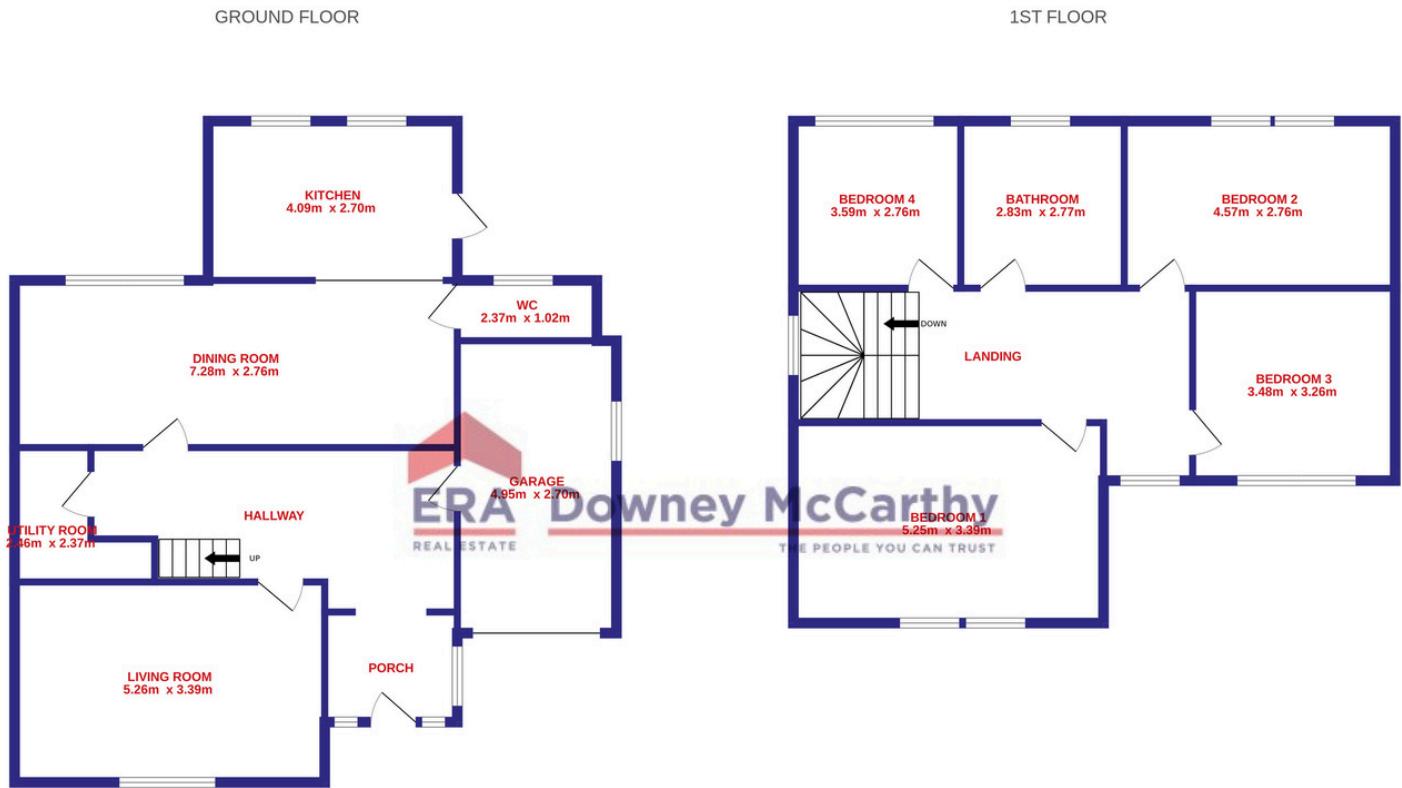
## | **GARAGE**

4.95m x 2.7m (16'2" x 8'8")

The garage has concrete flooring and is ideal for storage or additional parking for one vehicle. There is also potential to convert to living space if required. There is a newly fitted electronic roller shutter door.



## | FLOOR PLAN



## | GARDENS AND EXTERIOR

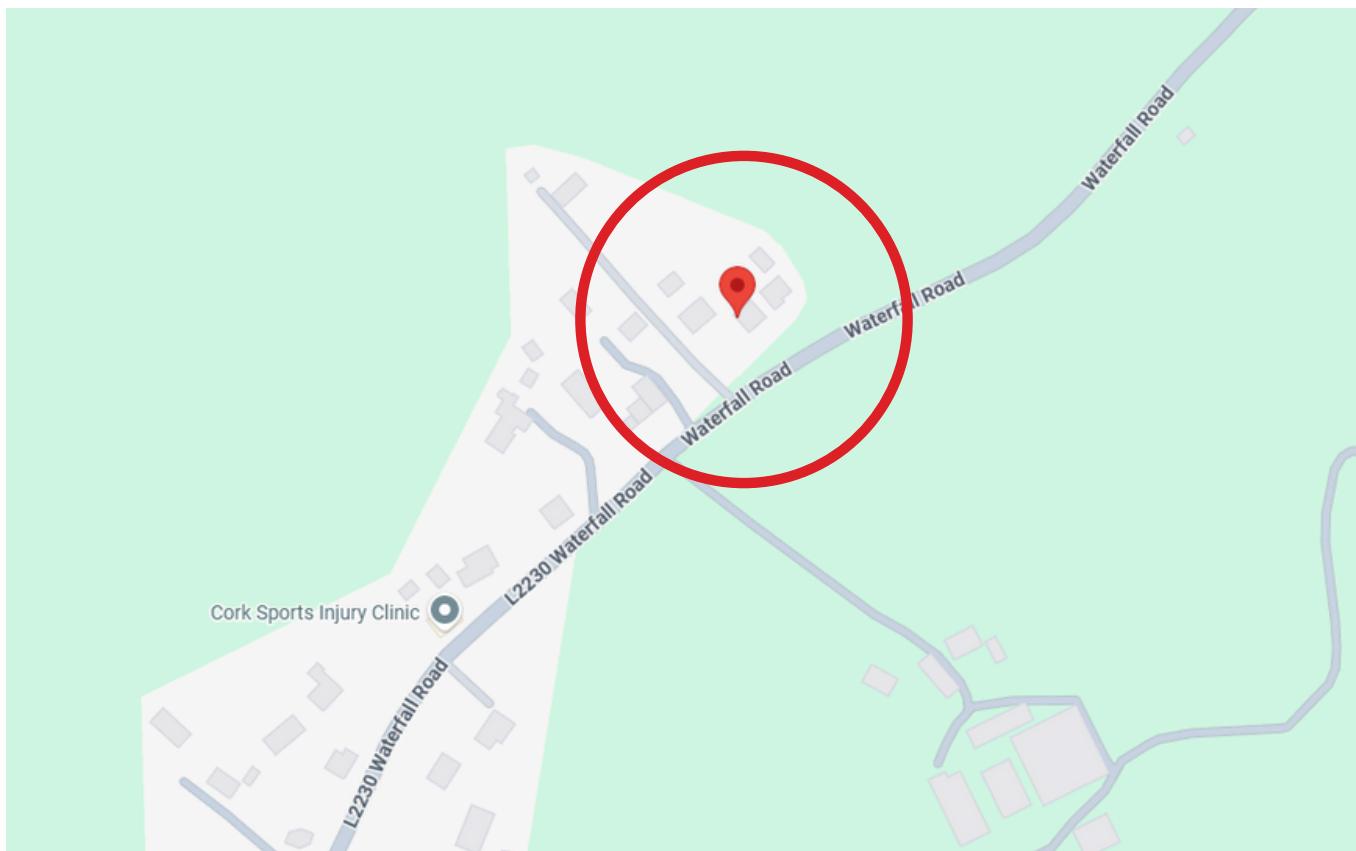


The front of the property is fully enclosed with mature hedging and shrubbery. There is a large garden area laid to lawn, and a concrete driveway leads to the property which allows for ample parking space.

The rear of the property is fully enclosed with timber fencing and block built walls. There is a spacious and mature garden area which is laid to lawn.

## | DIRECTIONS

Please see Eircode T12 XDD7 for directions.



## | ALL ENQUIRIES TO:



**ERA** **Downey McCarthy**  
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THE PEOPLE YOU CAN TRUST

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