

Carisbrook, 1 Fairy Ville, Lough Road, The Lough, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is very pleased to present to the market this superb three-bedroom semi-detached home, ideally positioned just across the road from one of Cork's most renowned landmarks, The Lough. The property enjoys a highly convenient location with a wide range of amenities within walking distance, including UCC, primary and secondary schools, CUH, local shops, cafés and bars, while Cork city centre is just 2 km away. Bus stops located within 50 metres of the property provide excellent public transport links.

Accommodation consists of porch, reception hallway, living room, formal dining room, kitchen/dining area, utility room, and guest w.c on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €410,000



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PSRA No. 002584

| FEATURES

- Approx. 91.82 Sq. M. / 988 Sq. Ft.
- Built in 1920 approx.
- BER F
- Gas fired central heating
- Three bedrooms upstairs
- Functioning alarm
- Ample power points
- Fully enclosed rear garden with maintenance free yard
- Beautifully maintained front garden
- Superb location adjacent to The Lough
- Close to all amenities including UCC & The Bons Secours Hospital
- Excellent public transport links - bus stops within 50 metres
- 20 minutes' walk from Cork city centre

| PORCH

0.64m x 1.82m (2'0" x 5'9")

A sliding glass door allows access to the porch, which has vinyl flooring and a solid teak door with frosted glass panelling leads you through to the main reception hallway.



| RECEPTION HALLWAY

4.03m x 1.74m (13'2" x 5'7")

The hallway has access to extensive under stair storage, one centre light fitting, one radiator, an electrical board, and carpet flooring.



| LIVING ROOM

4.08m x 3.62m (13'3" x 11'8")

The spacious living room has one feature bay window to the front of the property, overlooking the Lough, and allowing in extensive natural light. The area has a feature original gas fireplace with open insert, one centre light fitting, neutral décor, one large radiator and laminate flooring.



| FORMAL DINING ROOM

3.82m x 3.58m (12'5" x 11'7")

The formal dining room has a modern fireplace with open insert, mahogany surround, and attractive built-in units for display, one window to the rear of the property, one centre light fitting and vinyl flooring.



| KITCHEN/DINING

6.6m x 2.76m (21'6" x 9'0")

A spacious kitchen area that has built-in units from floor to ceiling, extensive worktop counter, tile splashback, integrated oven/hob/extractor fan, recessed spot lighting, fridge freezer, and a dishwasher. Flooring is laminate, there is a window to the rear, access to the attic, and an open arch allows access to the dining space. There is also a built-in unit containing the gas boiler and providing additional storage.



| UTILITY ROOM

1.42m x 2.22m (4'6" x 7'2")

The area has a glass door and glass ceiling allowing in natural light into the area, washing machine, tumble dryer, one radiator, one centre light fitting, and built-in units for storage, one window overlooking the formal dining room, laminate flooring. A door allows access to the guest w.c.



| GUEST W.C

2.22m x 0.91m (7'2" x 2'9")

The guest w.c features a two piece suite, a frosted window to the side of the property, centre light fitting, wall tiling and vinyl flooring.



| STAIRS AND LANDING

2.27m x 2.78m (7'4" x 9'1")

The stairs and landing are fitted with carpet flooring throughout. There is one window to the side of the property, and at the half landing there is access to the main family bathroom.



| BEDROOM 1

3.74m x 3.26m (12'2" x 10'6")

This spacious double bedroom has large built-in wardrobe units, a window to the rear of the property, radiator, centre light fitting and carpet flooring.



| BEDROOM 2

3.94m x 2.71m (12'9" x 8'8")

Another spacious double bedroom has a feature bay window to the front of the property, with picturesque water views, extensive built-in units for storage, radiator, centre light fitting, and carpet flooring.



| BEDROOM 3

2.43m x 2.24m (7'9" x 7'3")

This single bedroom has a window to the front of the property overlooking the Lough, wall-mounted shelving, ample wardrobe and storage space including a dressing table with mirror, centre light fitting, radiator and carpet flooring,



| MAIN BATHROOM

2.34m x 1.77m (7'6" x 5'8")

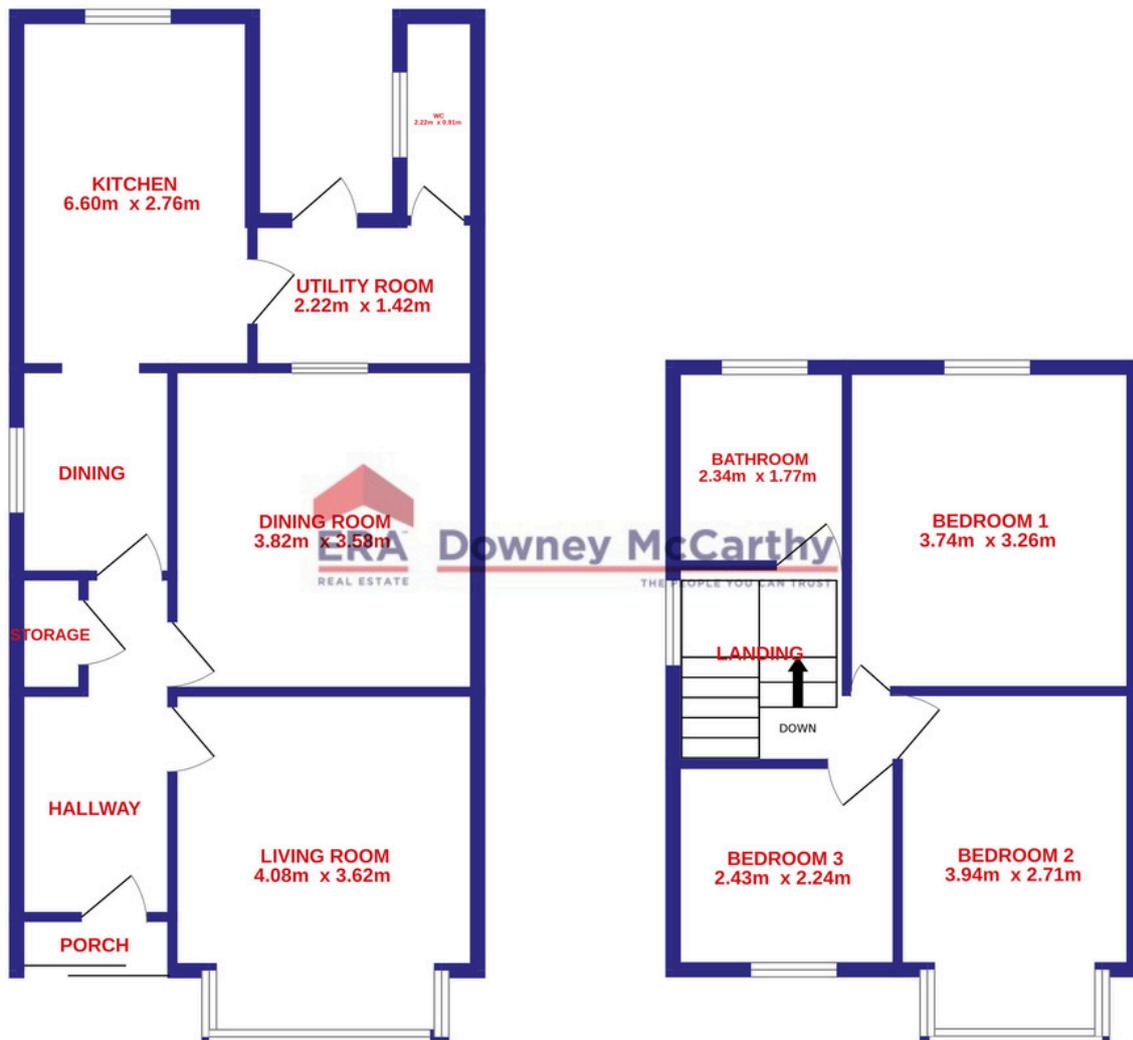
Accessed via the half landing, the bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T90 XR electric shower, a heated towel rail, frosted window to the rear, fully tiled walls, centre light fitting and vinyl flooring. There is also a built-in hot press containing an insulated water tank and offering plenty of storage.



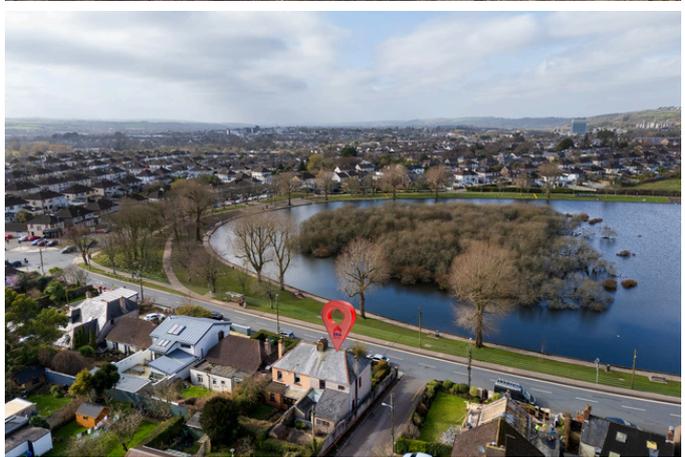
| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

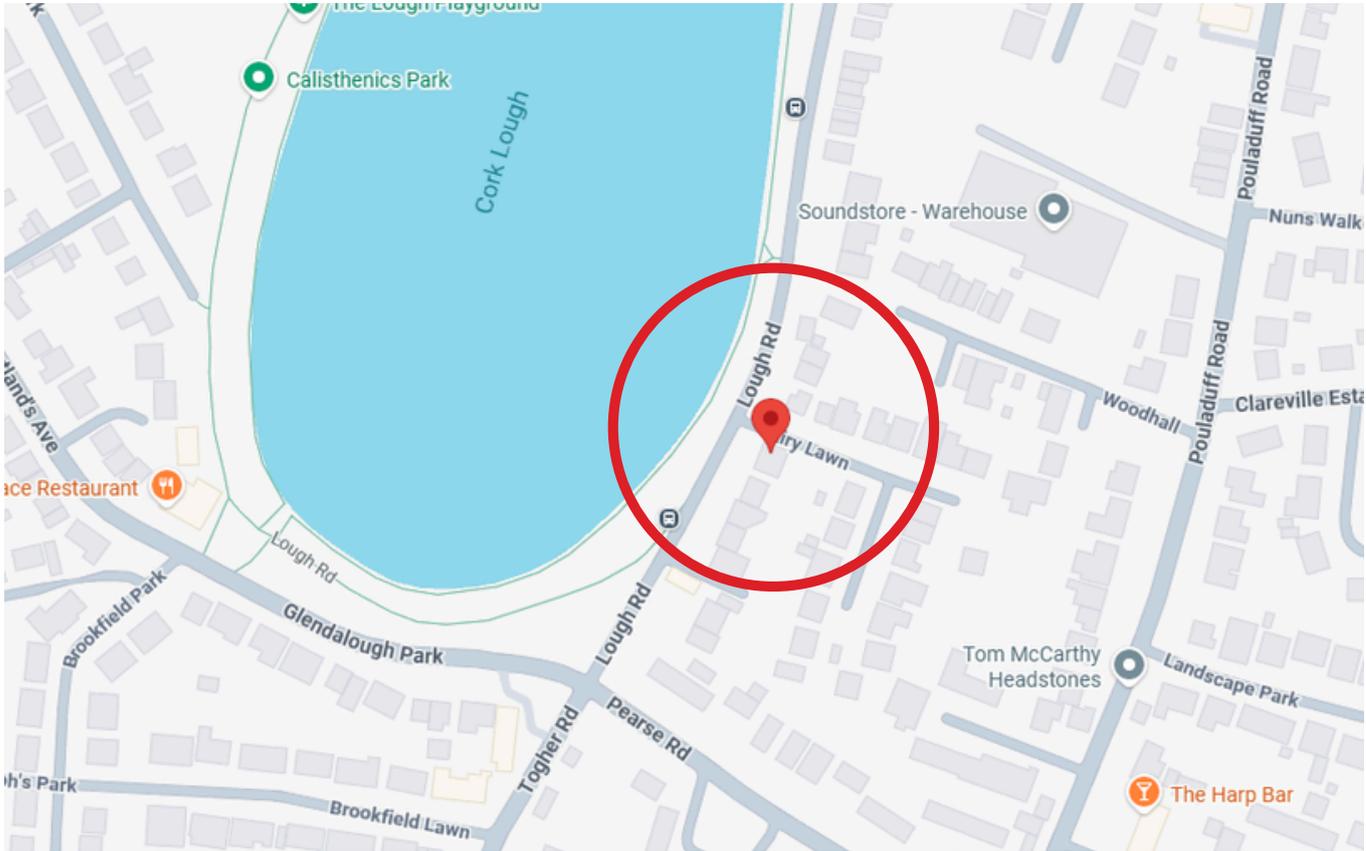


To the front, a concrete pathway provides access to the entrance door. The area is fully enclosed by block built walls and mature hedging, and features a beautifully maintained lawn bordered by an abundance of shrubs and plants.

The rear garden is fully enclosed and designed for low maintenance. A concrete pathway leads to a well-maintained patio area, complemented by mature shrubs and planting. A flower bed and a Barna shed are also positioned to the rear of the property.

| DIRECTIONS

Please see Eircode T12 K1W0 for directions.



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