

13 Parkwood Close, Onslow Gardens, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented three bedroom semi-detached property positioned in the mature and sought after location of Onslow Gardens, Cork. This ideal family home benefits from spacious bedroom and living accommodation, a fully enclosed rear garden, and its location close to all amenities and allowing for immediate access to the N20 road network with routes to Blarney, Blackpool, and Cork city centre.

Accommodation consists of porch, reception hallway, living room, open plan family/dining room, and kitchen on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €325,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 107.23 Sq. M. / 1,154 Sq. Ft.
- Built in the late 1970's approx.
- Extended kitchen added to the rear in the 1980's approx.
- BER C2
- Natural gas fired central heating
- Newly fitted gas boiler - 2021
- External insulation completed in 2021
- Attractively presented throughout
- Three spacious bedrooms upstairs
- Floored attic ideal for future conversion if required
- Maintenance free rear garden which is fully enclosed
- Private parking space off the street
- Close to all amenities including Blackpool Shopping Centre
- On the 215 and 243 bus routes
- Immediate access to N20 road network
- Easily accessible to Blarney, Blackpool and Cork city centre

| PORCH

1.14m x 2.85m (3'7" x 9'3")

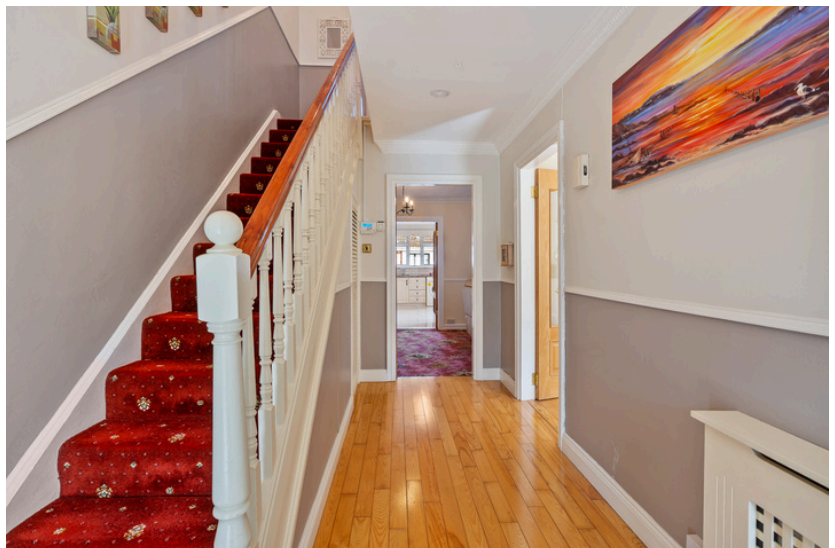
Sliding glass doors allow access to the porch. This area has recessed spot lighting, one window to the side of the property. one centre light piece, two power points and tile flooring. A solid door with frosted glass panelling allows access to the main reception hallway.



| RECEPTION HALLWAY

4.27m x 2.29m (14'0" x 7'5")

The hallway is bright and welcoming, it has one centre light fitting, one radiator, access to the electrical board, under stairs storage, a thermostat control for the heating, and attractive solid wooden flooring.



| LIVING ROOM

3.95m x 3.73m (12'9" x 12'2")

The spacious main living room has a large window overlooking the front of the property, allowing in extensive natural light, attractive neutral décor, a feature fireplace with gas insert, centre light fitting, large radiator, and a continuation of the solid wooden flooring,



| OPEN PLAN FAMILY/DINING ROOM

3.25m x 6.17m (10'6" x 20'2")

This versatile room has neutral décor, one window to the rear, a feature fireplace with electric insert, two light fittings, two radiators, and carpet flooring. Double doors lead you through to the extended kitchen.



| KITCHEN

4.24m x 3.26m (13'9" x 10'6")

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen also includes a stainless steel sink, space for an oven/hob/extractor fan, space for a fridge freezer, plumbing for a washing machine, and space for a dryer. There is a breakfast bar and high quality tile flooring. This dual aspect room has one window to the rear, and sliding glass doors allowing access to the back garden.



| STAIRS AND LANDING

3.13m x 2m (10'2" x 6'5")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is recessed spot lighting, smoke alarm, access to the hot press, and a Stira staircase allowing access to the attic.



| BEDROOM 1

3.14m x 4.03m (10'3" x 13'2")

This spacious double has one window overlooking the rear of the property, built-in units for storage, access to the gas boiler, one centre light fitting, one radiator and carpet flooring.



| BEDROOM 2

4.24m x 4.04m (13'9" x 13'2")

Another spacious double that has one window overlooking the front of the property, built-in units for storage, one centre light fitting, one radiator and carpet flooring.



| **BEDROOM 3**

2.38m x 2.69m (7'8" x 8'8")

This bedroom has one window to the front of the property, neutral décor, built-in bed, built-in units for storage, centre light fitting, radiator and wooden flooring.



| **MAIN BATHROOM**

3.13m x 2m (10'2" x 6'5")

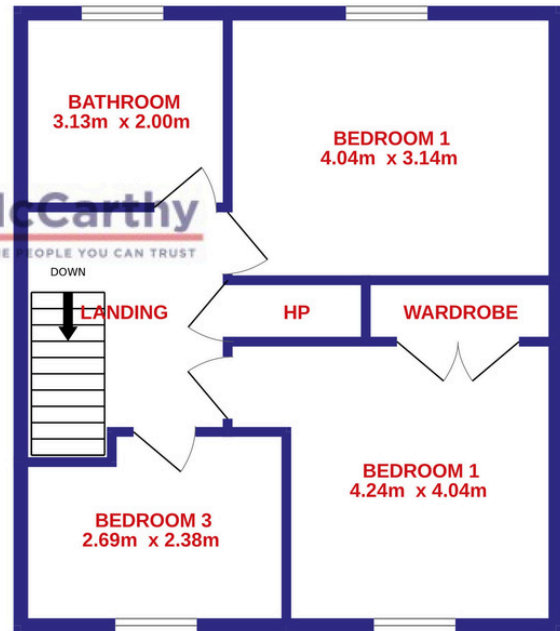
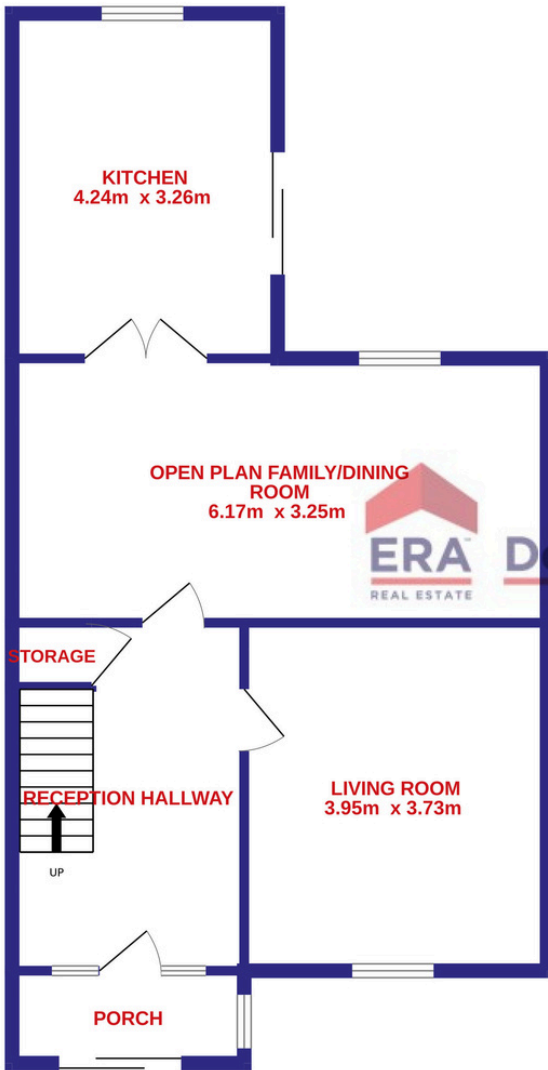
The bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath. The room has a frosted window to the rear, attractive floor and wall tiling, recessed spot lighting, one radiator, heated towel rail, and an extractor fan.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR



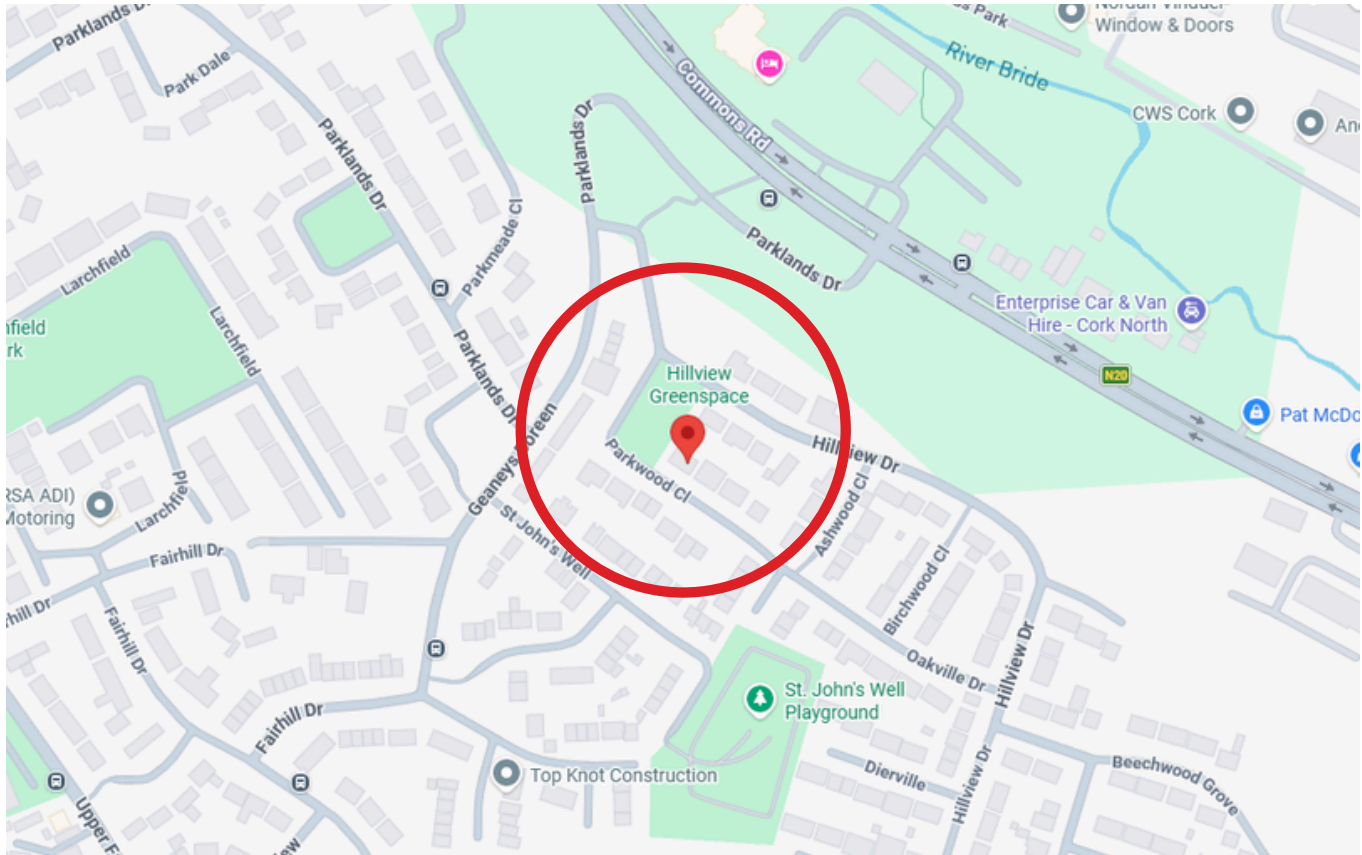
The front of the property is fully enclosed with block built walls. There is a driveway which can accommodate off street parking, and a garden area which is laid to lawn with mature shrubs and plants.

There is side access to the rear, ideal for bin storage.

The rear of the property is maintenance free and fully enclosed with block built walls. There is a super patio area and mature shrubs, plants and flowerbeds. A block built shed is located here and is ideal for outside storage.

| DIRECTIONS

Please see Eircode T23 D6X5 for directions.



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