

21 Laharran East, Manor Farm, Lehenaghbeg, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this exceptional A-rated, three bedroom townhouse, ideally located in the highly sought after Manor Farm development in Lehenaghbeg. Occupying a prime position within the development, the property enjoys a desirable south facing rear aspect and is presented in immaculate, turnkey condition throughout. Finished to an excellent standard, the property benefits from a range of high quality fixtures and fittings which are sure to appeal to viewers.

The well-proportioned accommodation comprises a welcoming reception hallway, guest w.c., a bright and spacious living room, and a superb open plan kitchen/dining area on the ground floor. Upstairs, the property offers three generous bedrooms, including a master bedroom with en suite, along with a stylish main family bathroom.

Early viewing is advised.

AMV: €385,000

BER A3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Show Home standard three bedroom townhouse
- Superb south facing rear aspect
- Approx. 90.2 Sq. M. / 971 Sq. Ft.
- BER A3
- Built in 2017
- Air to water heating system & double glazed PVC windows
- Three spacious bedrooms
- Cobble lock driveway with off street parking for two vehicles
- Ideally located within a sought after residential area
- Easy access to 203 bus route
- 10 minutes' drive to Wilton Shopping Centre, CUH, Douglas Village & Cork city centre

| RECEPTION HALLWAY

5.4m x 2m (17'7" x 6'5")

A beautifully presented hallway features high quality laminate timber flooring, one centre light piece, two power points and bespoke smart storage integrated under the stairs. There is one telephone point, an alarm control point and a door allowing access to the guest w.c.



| GUEST W.C

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



| LIVING ROOM

5m x 3.1m (16'4" x 10'1")

This superb main living room has one window overlooking the front of the property, and including a roller blind and a curtain rail. The room has high quality laminate timber flooring and magnificent décor including a solid fuel insert stove with marble hearth and surround. The area offers a calming, warm colour palette and is complete with one centre light piece, ten power points, one television point, and one telephone point.



| OPEN PLAN KITCHEN/DINING

3.4m x 5.2m (11'1" x 17'0")

A superb kitchen features high quality fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan and dishwasher while there is plumbing for a washing machine, space for a fridge freezer, and a stainless steel sink. The room offers extensive dining space and is finished with recessed spot lighting, high quality laminate timber flooring, thirteen power points and one feature centre light piece. Double doors with roller blinds leads you to the sunny south facing rear garden and patio area.



| STAIRS AND LANDING

The stairs and landing are fitted with luxury carpet flooring throughout. At the top of the landing there is one centre light piece, a hot press which is shelved for storage, a thermostat control for the heating, and a Stira staircase allows access to the attic.



| BEDROOM 1

3.9m x 3m (12'7" x 9'8")

This large double bedroom has one window to the rear of the property, including a roller blind and a curtain rail. The room has high quality laminate timber flooring, impressive Sliderobe fitted units from floor to ceiling, one centre light piece, one radiator, six power points, and one television point. A door allows access to the en suite bathroom.



| EN SUITE

1m x 2.3m (3'2" x 7'5")

The en suite features a three piece suite including a large shower area with a mains operated shower. The room has attractive tiling from floor to ceiling, wall-mounted shelving, one radiator, one centre light piece, and one extractor fan.



| **BEDROOM 2**

3.6m x 3.1m (11'8" x 10'1")

A spacious double bedroom has one window to the front of the property, including a roller blind and a curtain rail. The room offers superb views over the city, high quality laminate timber flooring, attractive décor, one centre light piece, one large radiator, and six power points.



| **BEDROOM 3**

2.9m x 2.2m (9'5" x 7'2")

A generous single bedroom has a large window to the rear of the property, including a roller blind. The room has high quality laminate timber flooring, attractive décor, one centre light piece, one radiator, and four power points.



| **MAIN BATHROOM**

2.2m x 2m (7'2" x 6'5")

The superbly appointed main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has attractive tiling throughout, one window to the front of the property, one centre light piece, one radiator, and one extractor fan.

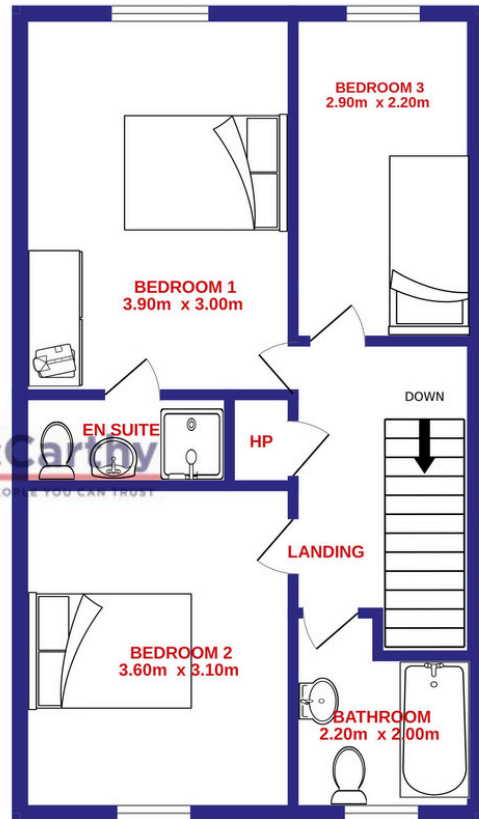


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR

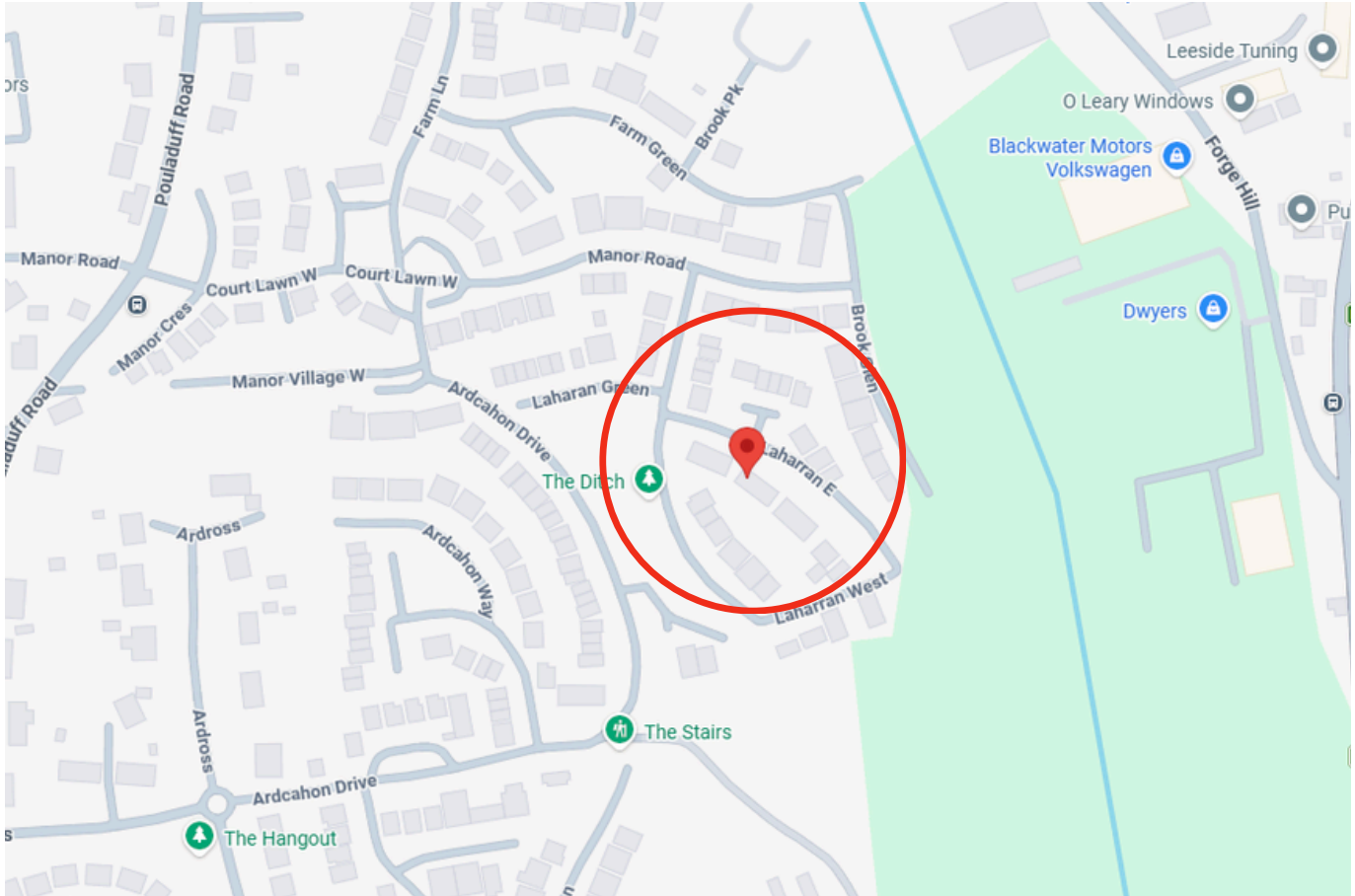


The front of the property features a cobble lock driveway which can accommodate off street parking for two vehicles. The property has an attractive maintenance free façade of brick and pebble dash finish.

The rear of the property features a superb south-facing garden with a magnificent patio area accessed directly from the kitchen/dining space. The garden is laid to lawn and fully enclosed on all sides. A Barna shed with power is also included in the sale.

| DIRECTIONS

Please see Eircode T12 XCY5 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@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.