

4 Parklea Court, Model Farm Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this well-presented, three bedroom terraced property, situated in a highly desirable and mature location just off Model Farm Road, close to all amenities in the area. The property benefits from a modern fitted kitchen, superb rear sunroom, and a fully enclosed and maintenance free rear patio.

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

AMV: €350,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 98.7 Sq. M. / 1,062 Sq. Ft.
- Built in 1977
- BER D1
- Gas fired central heating
- Beautiful kitchen/dining area
- Sunroom to the rear
- Three bedrooms
- Fully enclosed and maintenance free rear patio
- Off street parking
- Much sought after mature location close to all amenities including University College Cork, MTU, CUH, CUMH and Wilton Shopping Centre
- Ideal family home

| RECEPTION HALLWAY

4.43m x 1.9m (14'5" x 6'2")

A PVC timber effect front door allows access into the main reception hallway. The welcoming hallway features impressive solid oak flooring, one radiator, one centre light piece, a fitted alarm system, and access to a convenient cloakroom/storage space housing the main service pipes.



| LIVING ROOM

4.85m x 3.04m (15'9" x 9'9")

The main living room has a feature bay window with dark wood-effect finish and fitted solid wood blinds to the front of the property. The room has carpet flooring, one radiator, one centre light piece, two wall-mounted light pieces, and a feature cream marble fireplace with a mahogany surround, currently fitted with an electric fire, with the original working fireplace retained behind. There is internet connection and six power points.



| KITCHEN/DINING

3.14m x 5.07m (10'3" x 16'6")

The beautiful and bright kitchen/dining area is beautifully appointed throughout. The kitchen features one Velux window, solid fitted units in an attractive cream colour scheme with contrasting solid oak worktop counter, and sage green tile splashback. The kitchen includes an integrated oven, ceramic hob with extractor fan overhead, plumbing for a dishwasher, and space for a fridge freezer.



The room has one large radiator, ample power points, attractive tile flooring and recessed spot lighting throughout. Georgian style sliding glass doors lead you through to the rear sunroom.



| SUNROOM

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

The sunroom is flooded with natural light, with one feature window to the side, and two Velux windows. The room has neutral décor, vinyl flooring, one radiator, two light pieces, and four power points. Georgian style French doors with side panels open onto the fully paved rear patio.



| STAIRS AND LANDING

3.3m x 2m (10'8" x 6'5")

A carpeted staircase complemented by a solid oak handrail with matching oak dado rail detailing allows access to the first floor landing. The landing features varnished tongue and groove timber flooring, one centre light piece, access to the hot press, and one smoke detector.



| BEDROOM 1

4m x 2.86m (13'1" x 9'3")

The spacious double bedroom has one window to the front of the property with fitted blinds, attractive neutral décor, high grade oak effect laminate flooring, one radiator, one centre light piece, a built-in double wardrobe, and four power points.



| BEDROOM 2

3.35m x 2.97m (10'9" x 9'7")

Another spacious double bedroom has one window to the rear of the property, attractive neutral décor, high grade oak effect laminate flooring, one radiator, one centre light piece, built-in wardrobe, and four power points.



| **BEDROOM 3**

2.87m x 2.14m (9'4" x 7'0")

This spacious single bedroom has one window to the front of the property with fitted blinds, attractive neutral décor, high grade oak effect laminate flooring, one radiator, one centre light piece, and two power points.



| **BATHROOM**

1.75m x 1.98m (5'7" x 6'4")

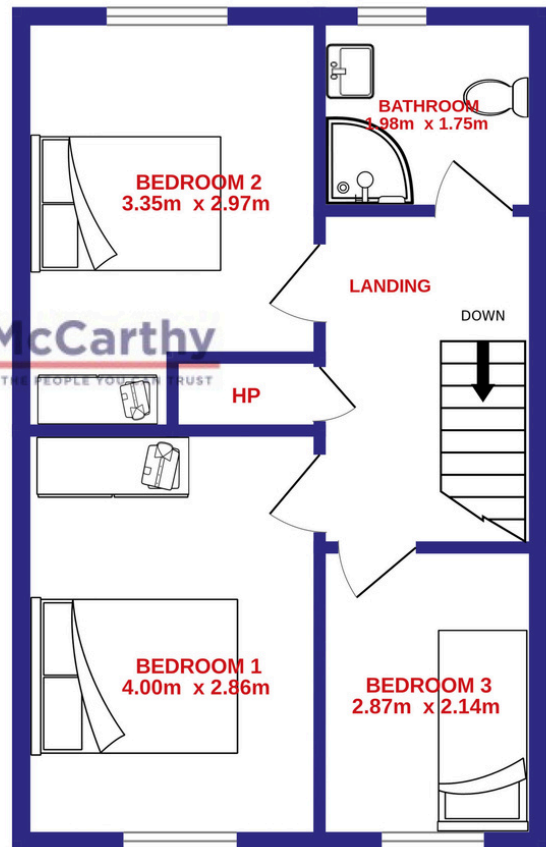
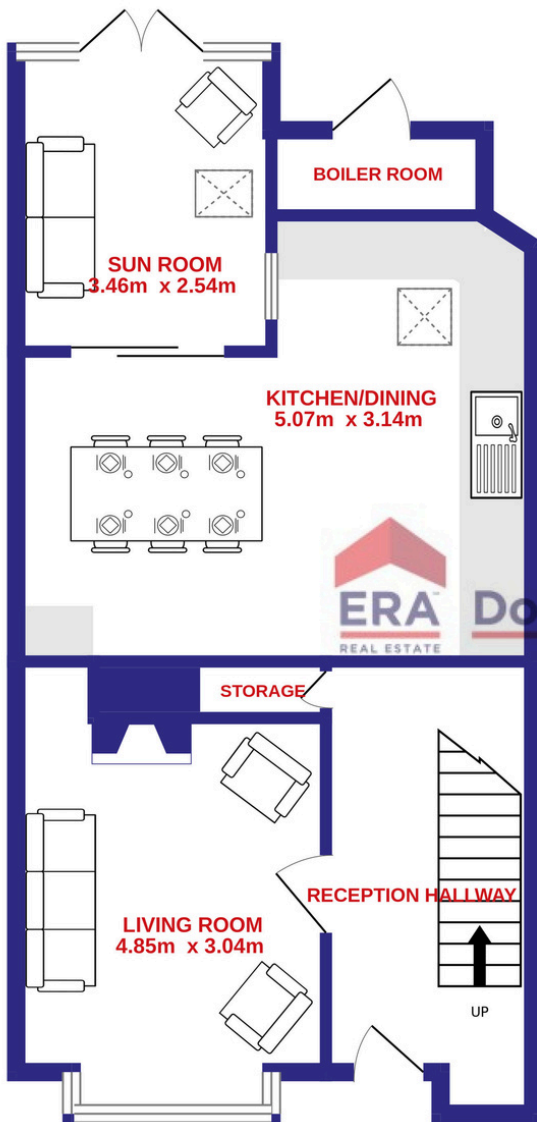
The main bathroom features a three piece suite including a corner shower cubicle incorporating a Triton electric shower, attractive floor and wall tiling, one window to the rear with fitted blinds, recessed spot lighting, one heated towel rail, and one air vent.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR

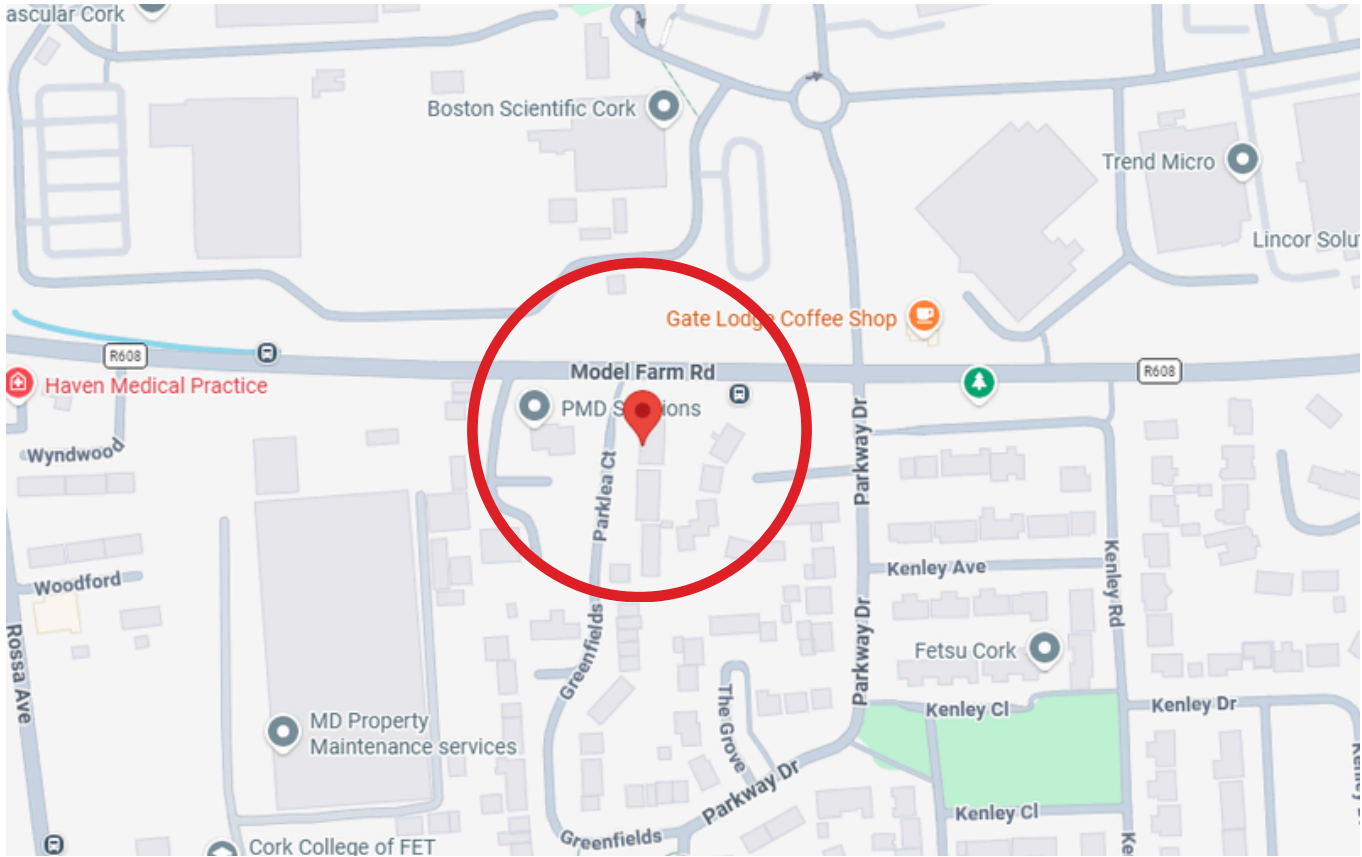


The front of the property features a west facing garden area which is laid to lawn and a cobble lock driveway. A tiled porch with brick detailing to either side and a timber canopy overhead extends across the entrance and over the bay window of the living room.

To the rear there is a superb maintenance free patio which is fully enclosed to all sides.

| DIRECTIONS

Please see Eircode T12 T8NT for directions.



| ALL ENQUIRIES TO:

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