

Lothea, Spur Hill, Doughcloyne, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present this superbly positioned five bedroom detached residence in the highly sought after area of Spur Hill. Set on an impressive site of approximately 0.32 acres, the property offers exceptional privacy, generous outdoor space, and future potential for extension subject to planning permission.

Nestled in a peaceful rural setting, this stunning family home enjoys the perfect balance of tranquility and convenience, with easy access to Bishopstown, Wilton, and Cork city centre, along with a wide range of local amenities, schools, shops, and recreational facilities.

Internally, the property offers spacious and versatile accommodation. The ground floor comprises a welcoming porch, reception hallway, guest w.c., a bright open plan living/dining area, kitchen, rear hall, utility room, and a home office/playroom. Upstairs, there are five generously sized double bedrooms, including a principal bedroom with en suite bathroom, together with the main family bathroom. Additional features include a large attached garage providing excellent storage space, along with expansive lawned gardens surrounding the property, creating an ideal setting for family life and outdoor entertaining.

AMV: €525,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Five bedroom detached home on impressive 0.32 acre site
- Approx. 188 Sq. M. / 2024 Sq. Ft.
- Built in 1975 and extended c. 2007
- BER C1 with potential to increase to A3
- Five spacious double bedrooms
- Fabulous light filled accommodation throughout
- A short drive to Wilton Shopping Centre, CUH, CUMH, MTU and Cork city centre
- Easy access to N71 and N40 road network

| PORCH

1.35m x 1.56m (4'4" x 5'1")

A PVC door with glass panelling allows access to a porch area which has tile flooring, one window to the side of the property, and a teak door with glass panelling allowing access to the main reception hallway.

| RECEPTION HALLWAY

2.78m x 13.84m (9'1" x 45'4")

The spacious reception hallway features tile flooring, one window to the side of the property, recessed spot lighting, attractive neutral décor, two large radiators, and four power points.



| W.C

1.56m x 1.17m (5'1" x 3'8")

Located off the reception hallway, the w.c features a two piece suite with tile flooring. There is one window to the rear of the property and one centre light piece.



| OPEN PLAN LIVING ROOM/DINING ROOM

5.27m x 9.17m (17'2" x 30'0")

A superb main living room has two large windows to the front of the property, both including curtain rails and curtains. The room has tile flooring throughout, two large radiators, recessed spot lighting and a solid fuel stove. There are twelve power points, one telephone point, two television points, and two radiators. An open arch from the room allows access to the dining room.



The dining room has one window to the front of the property, including a curtain rail and curtains. The room has a continuation of the tile flooring from the living room, one centre light piece, two wall-mounted light pieces, one radiator and six power points. Double doors with glass panelling lead from the dining room through to the kitchen.



| KITCHEN

3.65m x 3.95m (11'9" x 12'9")

The kitchen features modern fitted units at eye and floor level in an L-shape with an additional bank of units to the opposite side of the room. The area has tile flooring, one window to the rear with Venetian blind, and an oak door with glass panelling allows access to the rear hall. The kitchen includes an integrated double oven, hob, extractor fan, dishwasher, stainless steel bowl and a half sink, and space for a fridge freezer. There is a timber panelled ceiling, recessed spot lighting, one centre light piece, twelve power points, and one radiator.



| REAR HALL

The rear hall has one window to the rear of the property, and a PVC door allowing access to same. The area has one centre light piece, and tile flooring. Access to the attached garage is gained from here.

| UTILITY ROOM

Located off the reception hallway, the utility room features tile flooring, one window to the rear, plumbing for a washing machine, space for a dryer and a freezer, six power points, and one centre light piece.



| HOME OFFICE/PLAYROOM

4.6m x 2.88m (15'0" x 9'4")

Located on the ground floor, this versatile dual aspect room has carpet flooring, one centre light piece, a thermostat control for the heating, one radiator, and four power points.



| STAIRS AND LANDING

4.7m x 4.95m (15'4" x 16'2")

An impressive solid oak staircase leads to the first floor. There is an impressive window to the rear of the property on the half landing, which floods the area with natural light. The landing has solid timber flooring, recessed spot lighting, and a feature centre light piece. There is a hot press area which is shelved for storage, and two power points.



| BEDROOM 1

4.55m x 3.05m (14'9" x 10'0")

A superb dual aspect room has one Velux window to the front with an integrated blind, and one window to the side of the property which offers superb views over the surrounding city and county. The room has solid timber flooring sanded and varnished, one centre light piece, one radiator, six power points, one television point, one telephone point, and a door from the room allows access to an en suite bathroom.



| EN SUITE

1.82m x 2.2m (5'9" x 7'2")

The en suite bathroom features a three piece including a corner shower area incorporating a mains operated shower. There is one window to the side of the property, one centre light piece, one extractor fan, tile flooring, and tiling surrounding the shower area.



| BEDROOM 2

3.48m x 4m (11'4" x 13'1")

A spacious double bedroom has one Velux window to the front of the property with an integrated blind. The room is finished with solid timber flooring, one centre light piece, one radiator, six power points, one television point, and one telephone point.



| BEDROOM 3

4.71m x 2.8m (15'4" x 9'1")

A spacious double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has solid timber flooring, one centre light piece, one large radiator, wall-mounted shelving, and six power points.



| BEDROOM 4

3.48m x 3.9m (11'4" x 12'7")

A large double bedroom has one Velux window to the front of the property fitted with an integrated blind. The room has solid timber flooring, one centre light piece, one large radiator, wall-mounted shelving, and six power points.



| **BEDROOM 5**

3.6m x 3.77m (11'8" x 12'3")

A large double bedroom has one window to the rear of the property with roller blind, overlooking the garden. The room has solid timber flooring, one centre light piece, one large radiator, and six power points.



| **BATHROOM**

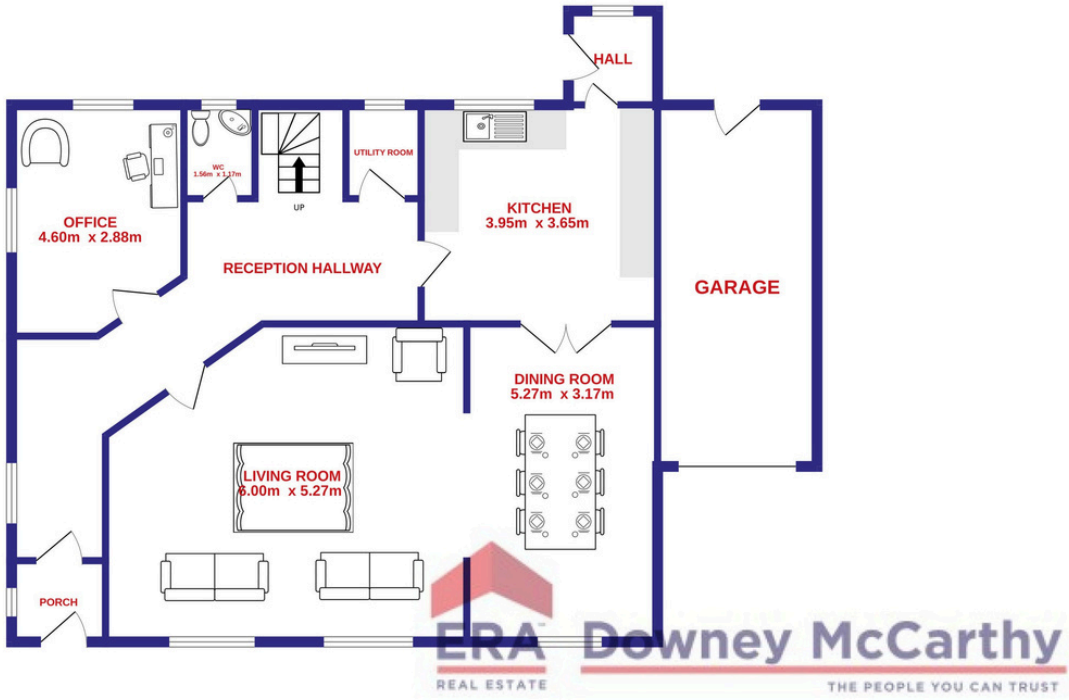
2.65m x 3.1m (8'6" x 10'1")

The main family bathroom features a five piece including a corner shower area, bath, and double sink. The room has a frosted window to the rear, floor and wall tiling and PVC panelling in the shower cubicle. There is one centre light piece, one extractor fan, one radiator, and integrated storage.

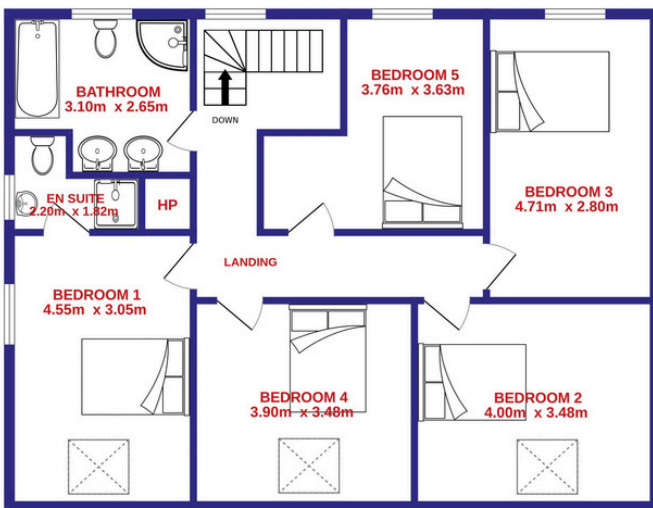


FLOOR PLAN

GROUND FLOOR



1ST FLOOR

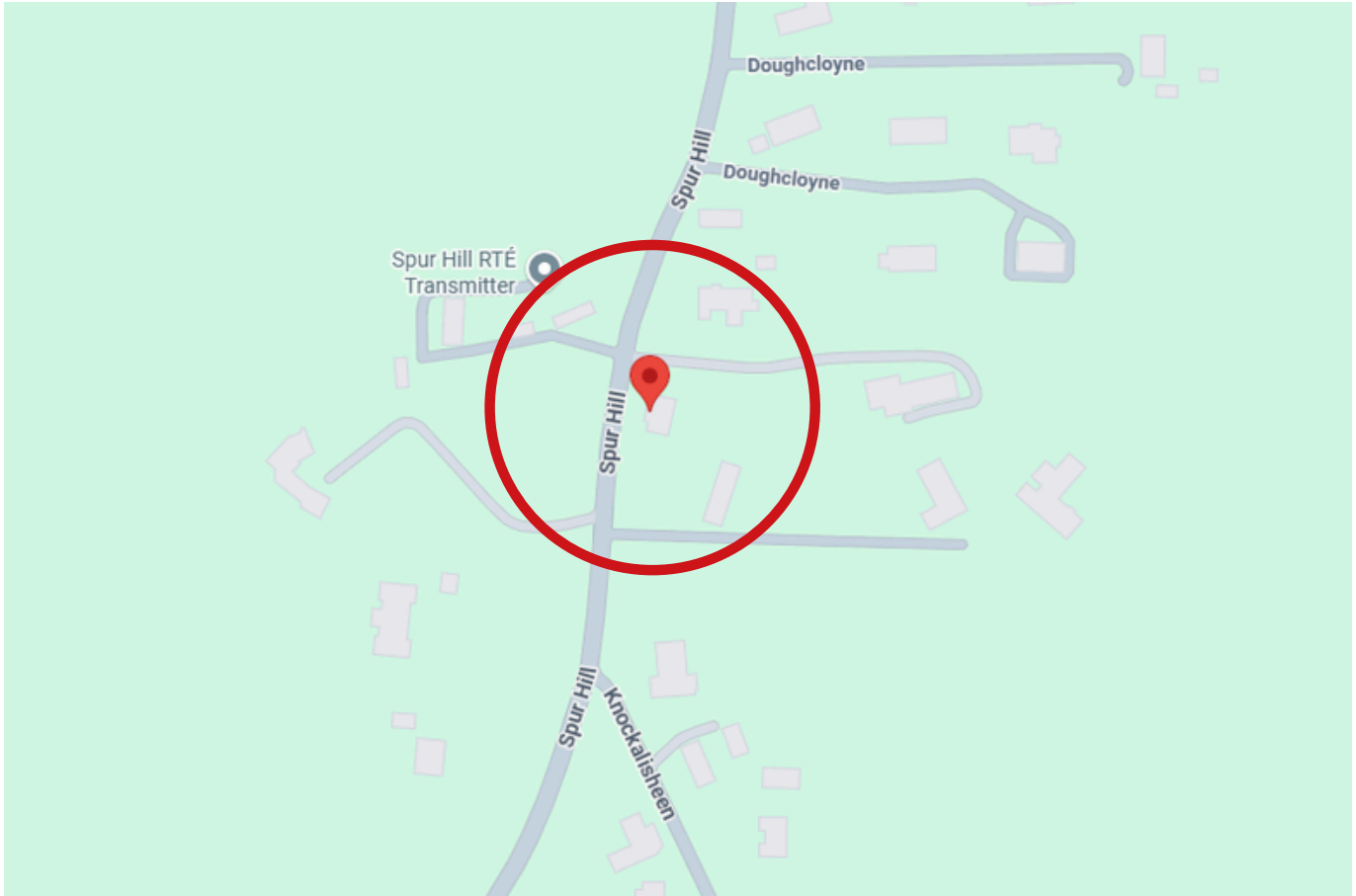


| GARDENS AND EXTERIOR



| DIRECTIONS

Please see Eircode T12 D2YY for directions.



| ALL ENQUIRIES TO:

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THE PEOPLE YOU CAN TRUST

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