

Ballintubbrid East, Carrigtwohill, Cork



ERA Downey McCarthy Auctioneers is delighted to present this well-maintained and spacious five bedroom detached property in Carrigtwohill, which comes to the market in superb condition. This is a beautifully presented family home which occupies a prime position on a third of an acre site while also being within easy access of the N25 road network, Glounthaune, Midleton, Little Island and Cork city. The property benefits from spacious bedroom and living accommodation, a fantastic rear conservatory, and beautiful gardens which surround this fine home.

Accommodation consists of porch, reception hallway, living room, conservatory, kitchen/dining, utility room, guest w.c, family room, and adjoined garage on the ground floor. Upstairs the property offers five bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €475,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Detached family home on third of an acre site
- Approx. 201.88 Sq. M. / 2,173 Sq. Ft. (including garage)
- Built in 1981
- BER D
- Oil fired central heating
- Five spacious bedrooms
- Spacious bedroom and living accommodation
- Fantastic rear conservatory
- Beautiful garden areas surrounding the property
- Adjoined garage
- Easy access to the N25 road network, Glounthaune, Midleton, Little Island and Cork city

| PORCH

1.65m x 2.98m (5'4" x 9'7")

A solid teak door with glass centre and side panelling allows access to the porch. The porch has one large window to the front of the property, wood effect tile flooring, one wall-mounted light piece, and attractive neutral décor. A solid teak door with large glass panelling to either side allows access to the main reception hallway.



| RECEPTION HALLWAY

4.2m x 2.37m (13'7" x 7'7")

The main reception hallway has carpet flooring, a dado rail, cornicing, one centre light piece, one large radiator, neutral décor, alcove under the stairs, and two power points.



| LIVING ROOM

7.73m x 4.14m (25'3" x 13'5")

This superb and very spacious living room has one large window to the front of the property, carpet flooring, attractive neutral décor, cornicing, two feature light pieces with ceiling rose, two wall-mounted light pieces, two radiators, a feature fireplace with marble surround, and six power points. Double French doors allow access to the conservatory.



| CONSERVATORY

4.25m x 3.81m (13'9" x 12'5")

The bright triple aspect room is flooded with natural light. The area has windows to all sides, timber panelled ceiling, recessed spot lighting, tile flooring, one large radiator, and six power points. A PVC door allows access to the rear garden.



| KITCHEN/DINING

3.62m x 6.09m (11'8" x 19'9")

The kitchen/dining area has two windows to the rear of the property. The kitchen featured solid fitted units at eye and floor level in an attractive cream colour scheme with walnut effect worktop countertop, tiled splashback, integrated hob and extractor fan, integrated double oven, integrated fridge freezer, free standing dishwasher, and a stainless steel sink.



The area has tile flooring, one centre light piece, one fluorescent light fitting, neutral décor, one large radiator, and ample power points.



| UTILITY ROOM

3.72m x 3.03m (12'2" x 9'9")

The utility room has tile flooring, one window to the side of the property, plumbing for a washing machine, space for a dryer, neutral décor, one radiator, one centre light piece, and four power points. The oil tank is housed here and doors allow access to the guest w.c and garage, respectively.



| GUEST W.C

1.68m x 1.01m (5'5" x 3'3")

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



| GARAGE

5.79m x 3.03m (18'9" x 9'9")

Currently used for storage, the garage has one large window to the side of the property, concrete flooring, access hatch to the loft, and one fluorescent light fitting.



| FAMILY ROOM

5.63m x 3.58m (18'4" x 11'7")

This versatile room has one large window overlooking the front of the property, carpet flooring, one feature centre light piece with ceiling rose, cornicing, an open fireplace, two radiators, and seven power points.



| STAIRS AND LANDING

2.35m x 4.11m (7'7" x 13'4")

The stairs and landing are fitted with carpet flooring throughout. The spacious main landing area has attractive neutral décor, one centre light piece, access to a large storage space housing the hot press, a dado rail, and a Stira staircase allowing access to the attic.



| BEDROOM 1

3.79m x 4.1m (12'4" x 13'4")

This spacious double bedroom has carpet flooring, one window overlooking the front of the property, one centre light piece, cornicing, one radiator, extensive built-in wardrobes, and four power points. A door allows access to the en suite.



| EN SUITE

The en suite features a three piece suite including a shower cubicle incorporating a Mira Event electric shower, neutral floor and wall tiling, vanity unit, one radiator, and one frosted window to the side of the property.



| BEDROOM 2

3.32m x 3.61m (10'8" x 11'8")

Another spacious double bedroom has carpet flooring, one window overlooking the rear of the property, one centre light piece, one large radiator, built-in wardrobes, and power points.



| **BEDROOM 3**

3.69m x 2.59m (12'1" x 8'4")

This double bedroom has carpet flooring, one window overlooking the rear of the property, one centre light piece, one radiator, built-in wardrobes, and four power points.



| **BEDROOM 4**

3.88m x 3.6m (12'7" x 11'8")

This generous sized double bedroom has carpet flooring, one window to the front of the property, one centre light piece, one radiator, built-in wardrobes with vanity unit, and five power points.



| **BEDROOM 5**

2.79m x 2.37m (9'1" x 7'7")

This single bedroom has carpet flooring, one window to the front, one centre light piece with ceiling rose, one radiator, and two power points.



| BATHROOM

2.35m x 2.74m (7'7" x 8'9")

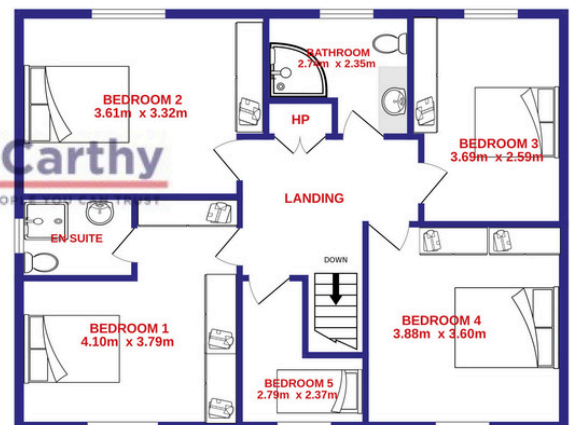
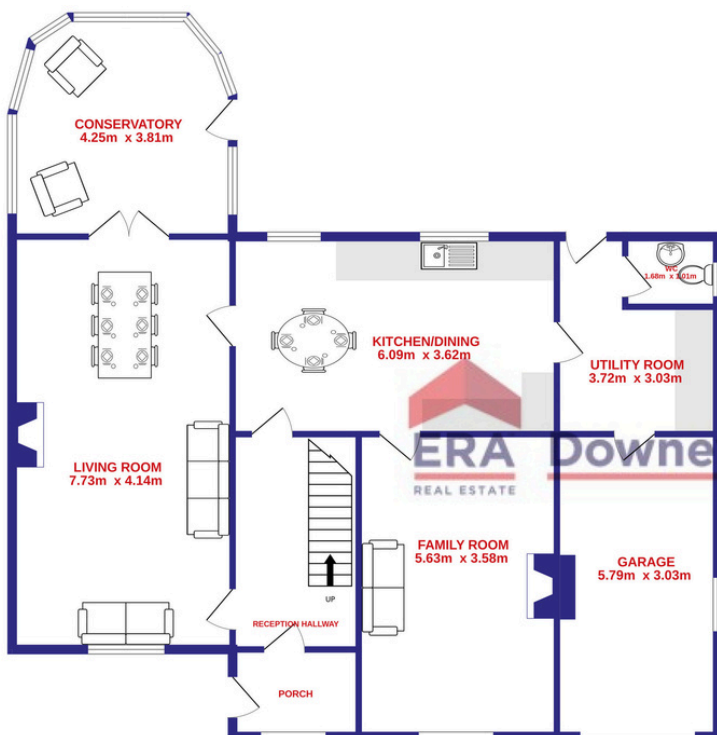
The main family bathroom features a three piece suite including a corner shower cubicle incorporating a mains operated shower, tile flooring, tile splashback, one radiator, one centre light piece, superb fitted vanity unit with timber surround and marble countertop, and one frosted window to the rear.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

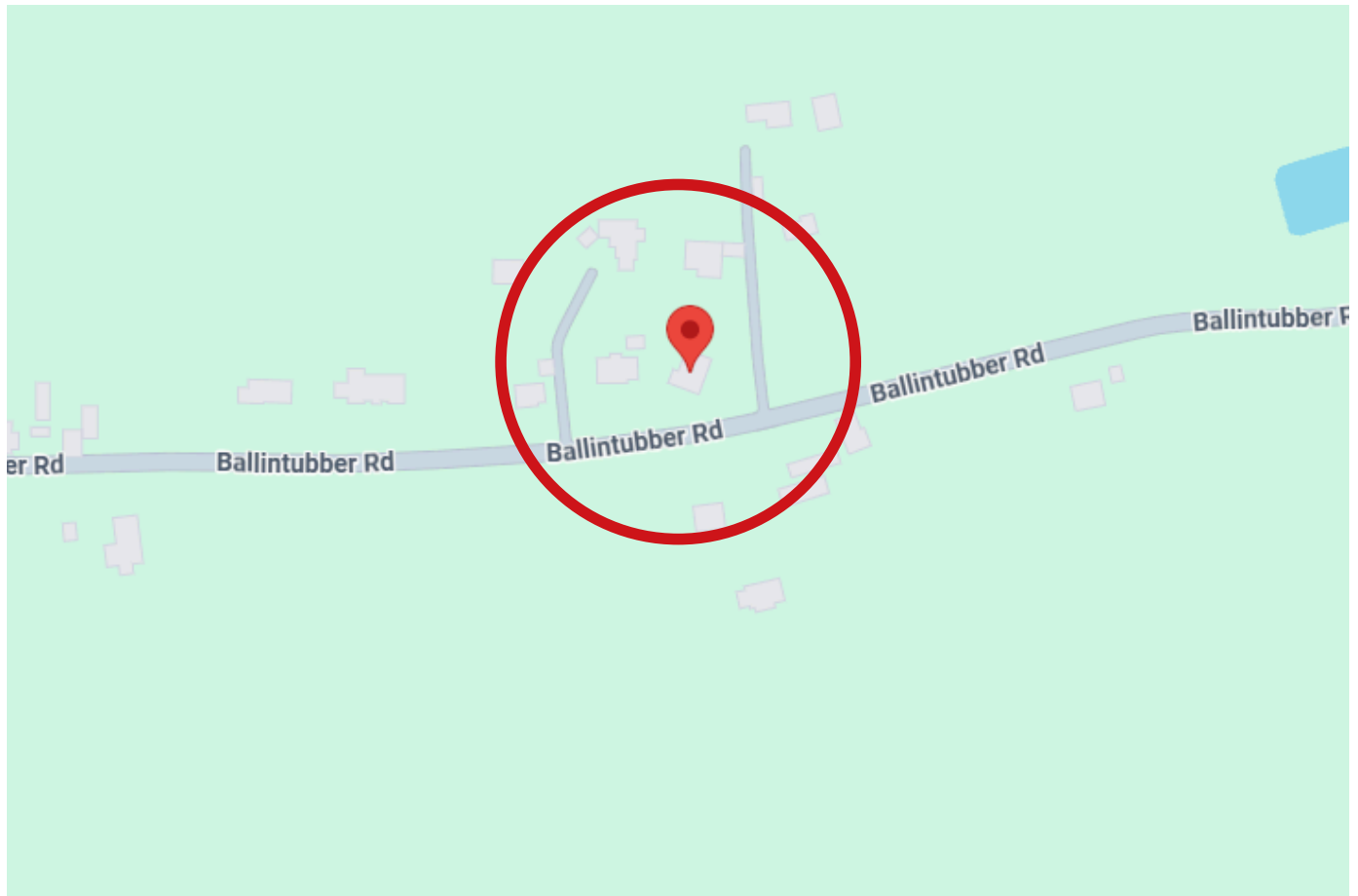


The front of the property is accessed via a pedestrian gate and a path leads you to the front door. The front is fully enclosed and benefits from a large wrap around garden which is laid to lawn. Mature shrubs and plants are planted throughout, and there is a driveway to accommodate ample off street parking. There is also access to a septic tank and a well.

The rear of the property is fully enclosed and has a superb patio area, ideal for outdoor entertaining in the summertime. There is a garden area which is laid to lawn and mature shrubs, plants, and trees are planted throughout.

| DIRECTIONS

Please see Eircode T45 F671 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@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.