

## 35 Pinewood, Elm Park, Wilton, Cork



ERA Downey McCarthy are delighted to present to the market this superb three bedroom semi-detached house, situated within a quiet cul-de-sac in the mature and sought after area of Elm Park in Wilton. The property offers spacious accommodation along with its ideal location close to all amenities including Wilton Shopping Centre, CUH, CUMH, MTU, and UCC. Viewing highly recommended.

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

**AMV: €350,000**

**BER C1**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 91.3 Sq. M. / 983 Sq. Ft.
- Built in 1984
- BER C1
- Three bedrooms upstairs
- Enclosed garden to the rear
- Mature sought after location close to all amenities
- Walking distance to Wilton Shopping Centre, CUH and CUMH
- Situated at the end of a quiet cul-de-sac
- Access to a private communal garden at the rear of the houses
- Off street parking with ample communal parking available within the development
- On the 214 and 219 bus routes
- Easy access to the N40 road network

## | PORCH

1.24m x 2.07m (4'0" x 6'7")

A PVC door with large glass panelling allows access into the porch area. The porch has tile flooring, one centre light fitting, one window to the side, and access to the electrical board. A solid teak with frosted glass panelling allows access into the main reception hallway.

## | RECEPTION HALLWAY

4.8m x 1.87m (15'7" x 6'1")

The reception hallway is attractively decorated and comes with extensive under stairs storage, centre light fitting, radiator and quality tiled flooring.



## | LIVING ROOM

4.43m x 2.81m (14'5" x 9'2")

The super main living room has one window overlooking the front of the property, a feature fireplace with gas insert, plenty of space for a suite of furniture, centre light fitting, radiator, and attractive wooden flooring. A door allows access into the open plan kitchen/dining area.



## | KITCHEN/DINING ROOM

4.24m x 4.77m (13'9" x 15'6")

The kitchen features solid fitted units and eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine and dishwasher, and space for a fridge freezer.

The open plan dining area has attractive neutral décor, ample dining space, extra storage space, centre light fitting, radiator and tile flooring. Double glass doors allow access to the rear garden.



## | STAIRS AND LANDING

3.05m x 1.96m (10'0" x 6'4")

The stairs and landing are fitted with carpet flooring. The landing has an access hatch to the attic, and access to the hot press which is shelved for storage and a centre light fitting.



## | BEDROOM 1

4.1m x 3.03m (13'4" x 9'9")

A spacious double bedroom has one window overlooking the front of the property, allowing in extensive natural light. The room has a built-in wardrobe unit for storage, attractive décor, centre light fitting, radiator and carpet flooring.



## | BEDROOM 2

4.01m x 2.91m (13'1" x 9'5")

Another generous sized double bedroom has one window overlooking the rear of the property, built-in wardrobe unit for storage, centre light fitting, radiator and carpet flooring.



### | **BEDROOM 3**

3.07m x 2.08 (10'0" x 6'8")

Currently in use as a home office, this single bedroom has one window to the rear, a built-in wardrobe unit, centre light fitting, radiator and carpet flooring.



### | **MAIN BATHROOM**

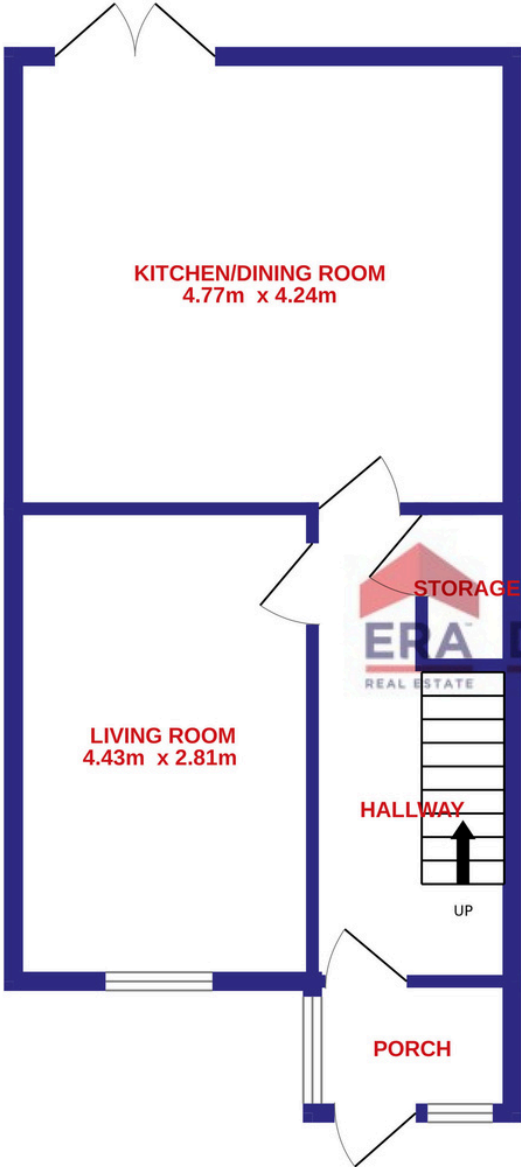
2.14m x 1.91m (7'0" x 6'2")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains. The room has floor and wall tiling, a frosted window to the front, a centre light fitting, and a heated towel rail.

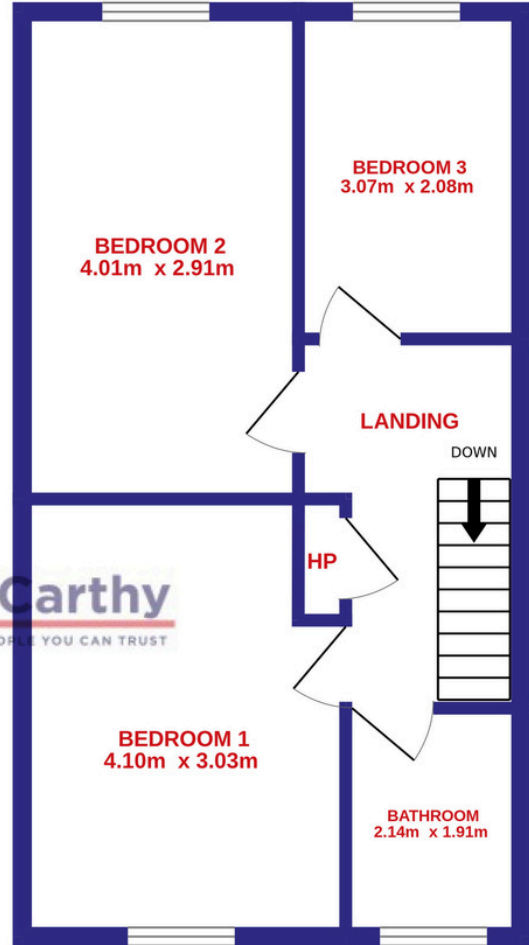


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



**ERA Downey McCarthy**  
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## | GARDENS AND EXTERIOR

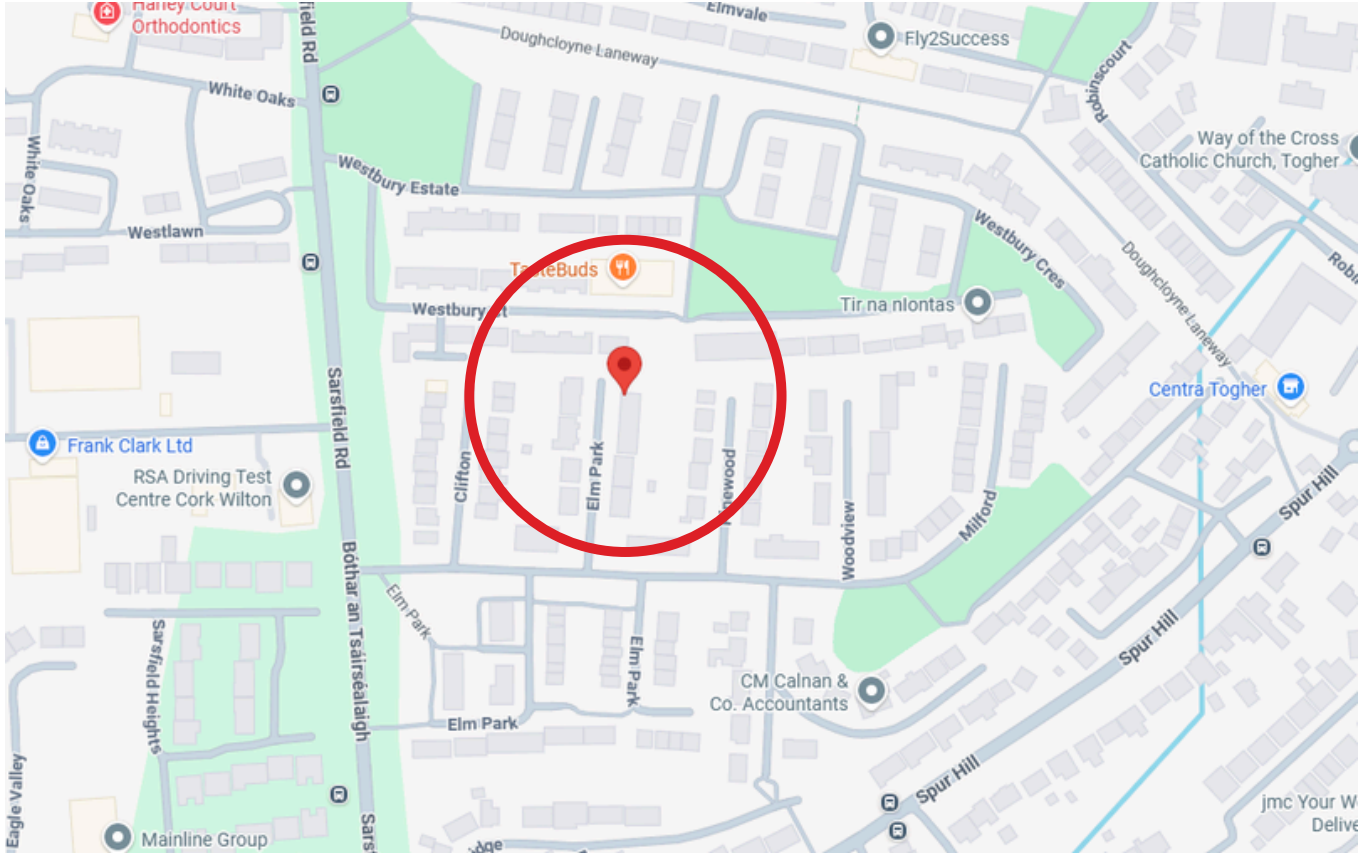


The front of the property has a concrete driveway that can accommodate off street parking for one vehicle, there are gardens areas which are laid to lawn to either side of the driveway. The area offers ample communal parking directly outside, complemented by two overflow parking areas located at the end of the road for additional resident and visitor parking.

A secure side gate allows access to the rear. The rear of the property is fully enclosed with block-built walls. There is a garden area which is laid to lawn, and a patio area with a concrete footpath leads down to a block-built shed, which is ideal for storage. Access from here leads out to the communal garden which is only for the residents of Pinewood exclusively.

## | DIRECTIONS

Please see Eircode T12 YTN3 for directions.



## | ALL ENQUIRIES TO:



**Michael Downey** B.Comm, MIPAV, QFA  
087 7777117  
michael@eracork.ie



**Caroline Downey** BA, MSc, MIPAV MMCEPI  
083 0255433  
caroline@eracork.ie



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