ERA REAL ESTATE

Downey McCarthy

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7 Roseview, Whitechurch, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is proud to present this absolutely immaculate and very spacious four bedroom townhouse, located in a small, exclusive development in Whitechurch, Co. Cork. This turnkey family home boasts attractive finishes and superb décor throughout, topped off by a stunning south facing rear garden, all within easy access to Blarney, Blackpool, and Cork city centre. Viewing is a must to fully appreciate.

Accommodation consists of reception hallway, living room, open plan kitchen/dining area, pantry, utility room, storage room, and a guest w.c on the ground floor. On the first floor the property offers four spacious bedrooms, master bedroom has an en suite bathroom, and the main family bathroom.

AMV: €450,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Turnkey family home
- Approx. 164.72 Sq. M. / 1,773 Sq. Ft.
- Built in 2005
- BER B2
- Only one owner since new
- LPG gas for central heating / New upgraded triple glazed windows
- Top quality décor throughout
- Four spacious bedrooms all upstairs
- Superb south facing rear garden / Gorgeous patio area ideal for outside entertaining
- Super block built shed in the back garden - could be used as studio/gym/playroom
- Easy access to N20 road network
- 20 minutes' drive to Cork city centre
- Mains water and on mains sewer/drainage

| RECEPTION HALLWAY

5.08m x 1.49m (16'6" x 4'8")

A high quality solid door with stained glass panelling allows access into the reception hallway. The hallway has high quality wooden flooring, attractive neutral décor, one centre light fitting, a smoke alarm, plenty of storage space, and one radiator. Double doors with glass panelling allow access into the magnificent main living room, and a door allows access to the guest w.c.



| GUEST W.C

2.08m x 1.52m (6'8" x 4'9")

The guest w.c features a two piece suite, most attractive décor with impressive feature wallpaper, one centre light fitting, a heated towel rail and quality wooden flooring,



| LIVING ROOM

5.01m x 4.2m (16'4" x 13'7")

The spectacular main living room is beautifully decorated, with a feature fireplace with electric insert, two window to the front of the property, shelving for storage, plenty of space for a suite of furniture, one radiator, recessed spot lighting, and high quality wooden flooring.



| KITCHEN/DINING ROOM

4.61m x 5.56m (15'1" x 18'2")

The kitchen/dining room is a superbly appointed space, finished to an exceptionally high standard throughout. The kitchen is fitted with units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes a double oven, stainless steel sink, integrated dishwasher, and a central island unit incorporating the hob and extractor fan overhead.



The room offers ample dining space and additional built-in storage units, including double doors opening to a large storage press. There is high quality tile flooring throughout, recessed spot lighting, and one feature light fitting in the dining area. Double doors open directly onto the superb patio area and the back garden.



| PANTRY

1.52m x 3.15m (4'9" x 10'3")

A door from the kitchen allows access to the pantry/rear hall. The area has tile flooring, ample built-in units for storage, one window to the rear, and a glass door allowing access to same. There is one radiator, one centre light fitting, electrical board, and a door allows access into the utility room.



| UTILITY ROOM

3.45m x 2.89m (11'3" x 9'4")

The utility room has built-in units at eye and floor level, plumbing for a washing machine, a stainless steel sink, ample storage space, neutral décor and timber flooring.



| STORAGE ROOM

1.98m x 2.91m (6'4" x 9'5")

This convenient storage space has attractive neutral décor, two light fittings and timber flooring.

| STAIRS AND LANDING

3.1m x 4.01 (10'1" x 13'1")

The stairs and landing are fitted with luxury carpet flooring throughout. At the top of the landing there is one Velux window, one radiator, and access to a very spacious hot press which is shelved for storage.



| BEDROOM 1

4.07m x 5.34m (13'3" x 17'5")

A beautiful master bedroom that has two windows overlooking the front of the property, superb built-in wardrobe units for storage, attractive neutral décor, a feature centre light fitting, radiator, and quality wooden flooring, a door allows access into the en suite.



| EN SUITE BATHROOM

2.15m x 1.64m (7'0" x 5'3")

The en suite features a three suite including a built-in shower cubicle incorporating a power shower off the mains. The room has floor and wall tiling, centre light fitting, wall- mounted light fitting, an extractor fan, and a super vanity unit.



| BEDROOM 2

4.07m x 4.37 (13'3" x 14'3")

Another super spacious double bedroom that has charming children's décor, built-in wardrobe units for storage, one window overlooking the front of the property, centre light fitting and wooden flooring.



| BEDROOM 3

3.28m x 3.42m (10'7" x 11'2")

This double bedroom has built-in wardrobe units for storage, one window overlooking the rear of the property, centre light fitting, radiator and wooden flooring.



| BEDROOM 4

3.18m x 3.05m (10'4" x 10'0")

This large single bedroom is well presented with one window to the rear, ample space for a wardrobe unit, centre light fitting, radiator and timber flooring.



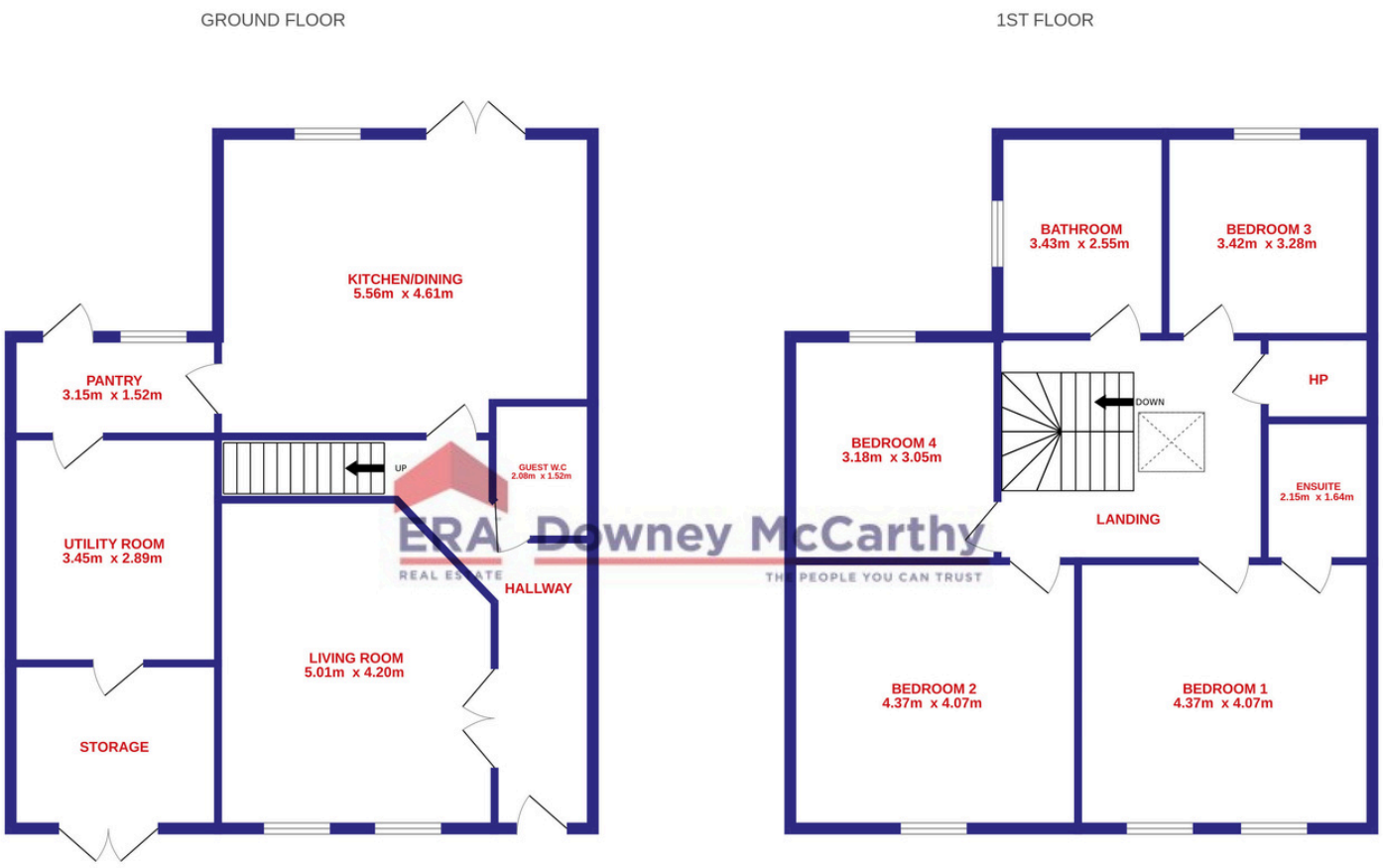
| MAIN BATHROOM

3.43m x 2.55 (11'2" x 8'3")

The main bathroom is beautifully presented and features a three piece suite including a built-in shower cubicle, fully tiled walls and floors, centre light fitting, wall-mounted light fitting, and a large heated towel rail.



| FLOOR PLAN



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| GARDENS AND EXTERIOR





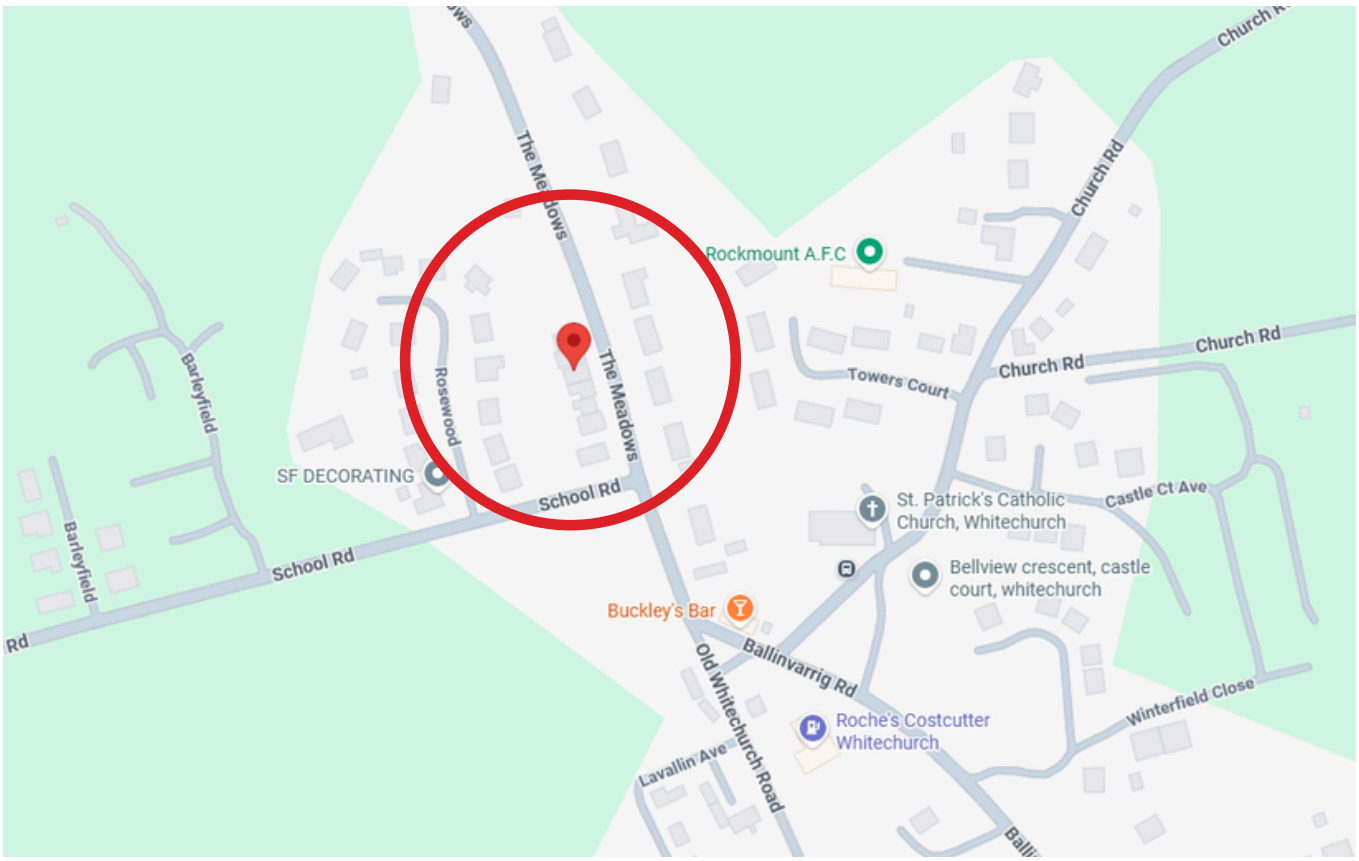



The front of the property is completely maintenance free and enclosed with block-built walls. There is a large cobble lock driveway that can accommodate off street parking for two vehicles. parking is also available on the road in front of the property.

The rear of the property is fully enclosed with fencing on the right and left, and a block-built wall to the rear. There is a superb patio area which is ideal for outdoor entertaining, and a garden area which is laid to lawn. A block-built shed to the rear provides practical storage and offers future potential for a studio/gym or home office.

| DIRECTIONS

Please see Eircode T34 D688 for directions.



| ALL ENQUIRIES TO:





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