

8 The Manor, Model Farm Road, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is very proud to be appointed as sole agent for this magnificent and substantial five bedroom detached property, situated in a highly desirable and exclusive location off the Model Farm Road in Cork City. Offering spacious bedroom and living accommodation, attractive finishes and a mature, private, west facing rear garden, this is a superb opportunity for prospective purchasers to acquire a prestigious family home in a much sought after residential address.

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

AMV: €1,000,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 217 Sq. M. / 2,336 Sq. Ft.
- Built in 1992
- BER D
- Natural gas fired central heating
- Five spacious double bedrooms on the first floor
- A spacious garage to the side of the house
- Mature and private gardens
- Much sought after mature location
- Close to all amenities including University College Cork, MTU, CUH/ CUMH
- Easy access to Ballincollig bypass and South Ring Road network
- Ideal family home in an exclusive location

| RECEPTION HALLWAY

5.07m x 4.3m (16'6" x 14'1")

A porch with tile flooring and one centre light fitting allows access to a high quality PVC door with beautiful stain glass detail, leading you through to the main reception hallway. The reception hallway has high quality wooden flooring, one centre light fitting, one radiator cleverly disguised behind a radiator cover, and solid doors leading to all rooms.



| GUEST W.C

0.79m x 2.21m (2'5" x 7'2")

The guest w.c features a two piece suite, one radiator, one centre light fitting, and attractive tiling throughout.



| LIVING ROOM

5.84m x 4.37m (19'1" x 14'3")

The living room has a large bay window overlooking the front of the property, flooding the area with extensive natural light. The room has a feature fireplace with an open insert, attractive neutral décor, plenty of space for a suite of furniture, one centre light fitting, one radiator behind a radiator cover, and carpet flooring.



| DINING ROOM

4.12m x 4.14m (13'5" x 13'5")

A beautifully appointed dining room has one window overlooking the front of the property, attractive décor with impressive feature wallpaper, one centre light fitting, one radiator, and quality wooden flooring. This is a very versatile room that can be utilised as a home office, playroom, or additional bedroom on the ground floor if required.



| KITCHEN

3.6m x 6.18m (11'8" x 20'2")

The kitchen features solid fitted units at eye and floor level an extensive worktop counter and tile splashback. The kitchen includes an integrated oven, hob, and extractor fan, plumbing for a dishwasher, and a stainless steel sink. The area has two windows overlooking the rear of the property allowing in extensive natural light, two light fittings, high quality tile flooring, plenty of space here for a dining table, and a door allows access into the utility room.



| UTILITY ROOM

1.89m x 2.7m (6'2" x 8'8")

The utility room has one centre light fitting, plumbing for a washing machine and a dryer, access to the electrical board and the gas boiler, and vinyl flooring. There is one window overlooking the side of the property, and a door allowing access to same.



| LOUNGE

4.22m x 4.37m (13'8" x 14'3")

The lounge has another feature fireplace with an open insert, one centre light fitting, carpet flooring, plenty of space here for a another suite of furniture and a sliding door allows access out to the conservatory.



| CONSERVATORY

4.31m x 3.75m (14'1" x 12'3")

The beautifully appointed conservatory is a very bright spacious room with tile flooring, a Perspex roof, and windows to all sides. Double doors lead out to the west facing rear garden.



| STAIRS AND LANDING

5.54m x 5.46m (18'1" x 17'9")

The stairs and landing are fitted with carpet flooring throughout. The landing area has two light fittings, access to the hot press, and an impressive feature stained glass window which overlooks the front of the property. There is one radiator, attractive neutral décor, and solid doors lead to all rooms.



| BEDROOM 1

5.1m x 4.08m (16'7" x 13'3")

This spacious double bedroom has one large window overlooking the front of the property, built-in wardrobe units for storage, one centre light fitting, one radiator, and wooden flooring. A door allows access into the en suite.



| EN SUITE BATHROOM

1.89m x 1.7m (6'2" x 5'5")

The en suite features a five piece suite including a bidet, and a Mira Sport electric shower fitted over the bath. There is one frosted window overlooking the rear of the property, fully tiled walls and floors, one centre light fitting, and one radiator.



BEDROOM 2

3.37m x 4.34m (11'0" x 14'2")

Another spacious double bedroom has a feature bay window overlooking the front of the property, built-in wardrobe units for storage, one centre light fitting, one radiator and carpet flooring.



BEDROOM 3

3.62m x 4.04m (11'8" x 13'2")

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



BEDROOM 4

3.62m x 3.37m (11'8" x 11'0")

Another double bedroom that has one window overlooking the rear of the property, attractive décor, centre light fitting, radiator and carpet flooring.



| **BEDROOM 5**

3.64m x 3.03m (11'9" x 9'9")

The fifth double bedroom has one window to the rear of the property, centre light fitting, radiator, carpet flooring and plenty of space here for wardrobe units.



| **BATHROOM**

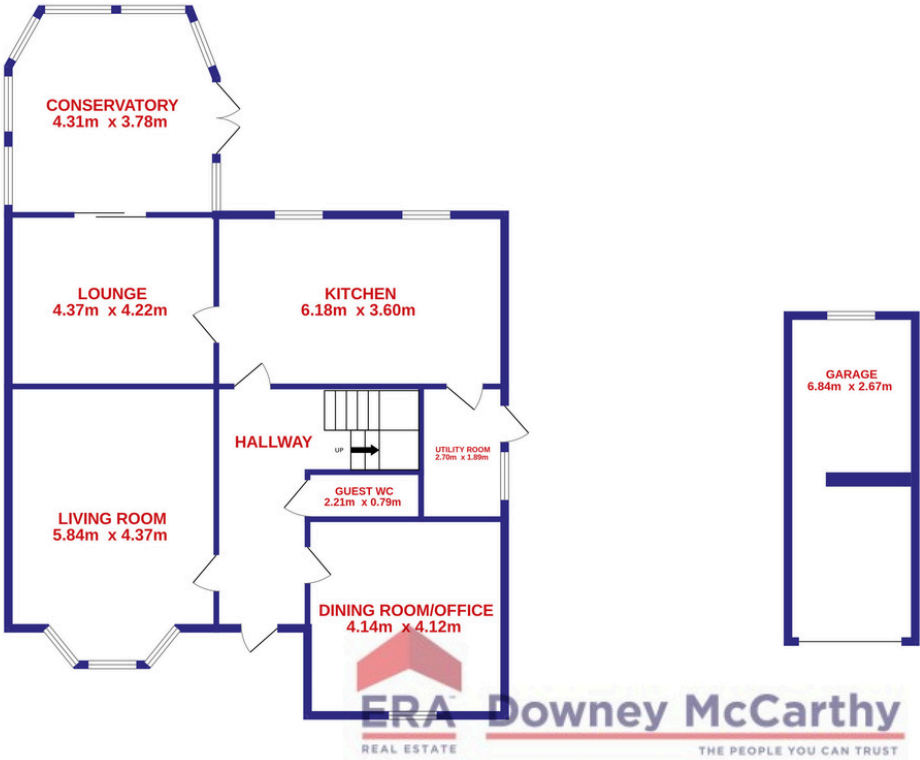
2.22m x 2.78m (7'2" x 9'1")

The main bathroom features a four piece suite, one frosted window overlooking the side of the property, attractive floor and wall tiling, centre light fitting and a radiator.

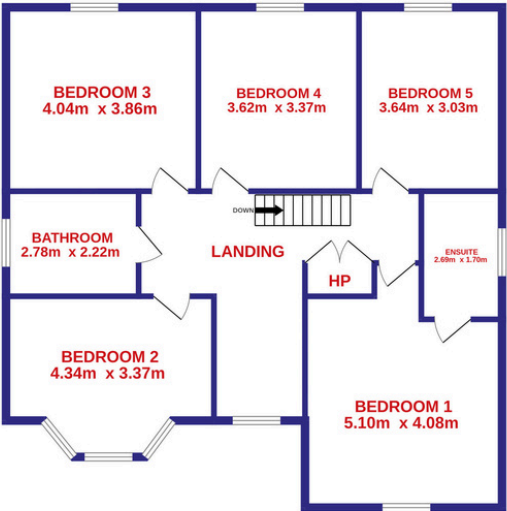


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 217.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

| GARDENS AND EXTERIOR

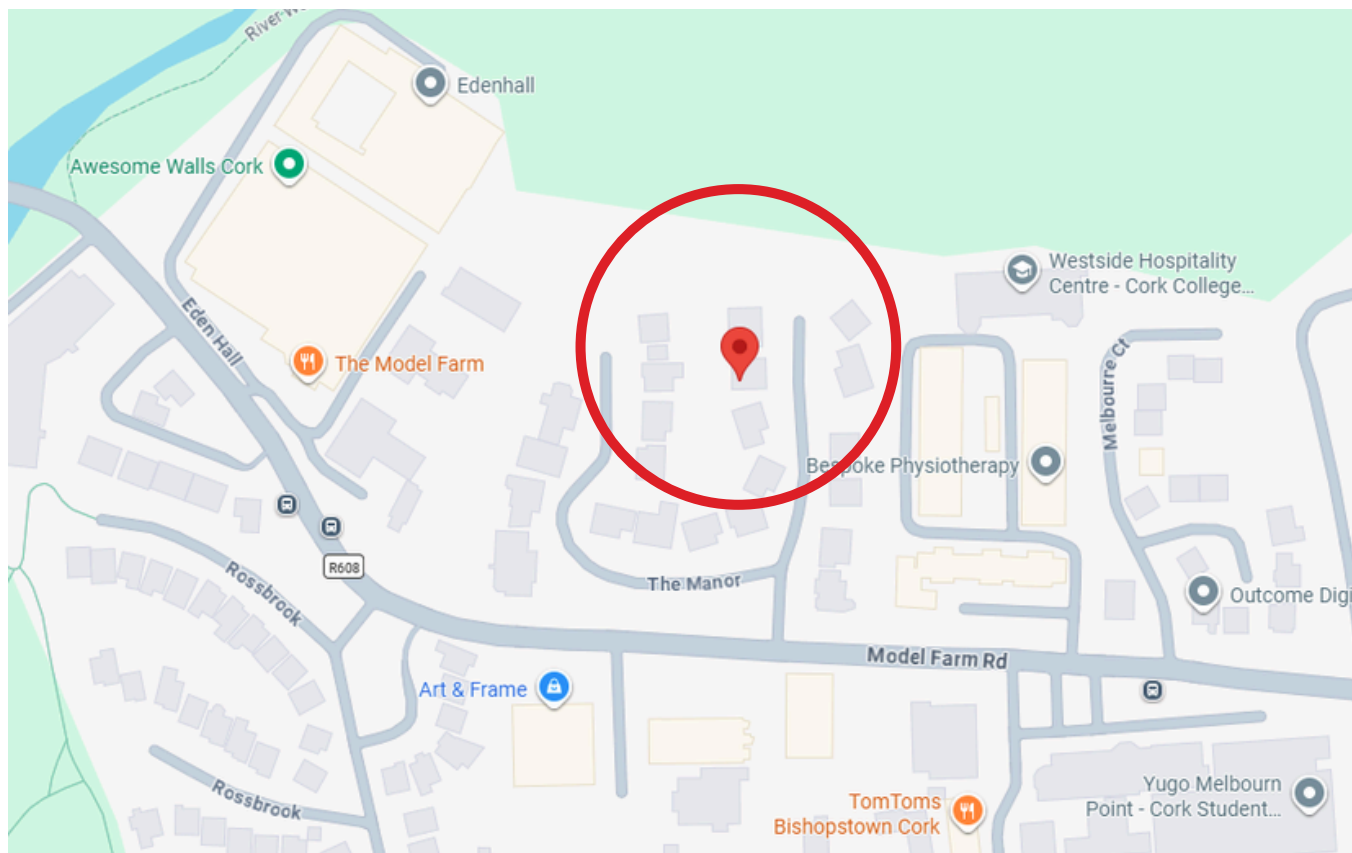


The front of the property has a tarmac driveway that can accommodate off street parking for numerous vehicles. It is fully enclosed with block built walls to all sides, and there is a garden which is laid to lawn. The front garden has been meticulously maintained with mature shrubs and plants planted throughout.

The rear of the property boasts a west facing aspect and offers a very well-appointed, private garden which is not overlooked. The garden is laid to lawn, with mature shrubs and plants abounding. There is a patio area which is ideal for outdoor furniture and entertaining in the warm summer months.

| DIRECTIONS

Please see Eircode T12 YX8R 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



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.