

11 The Drive, Lios Cara, Killeens, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this superbly presented, four bedroom mid townhouse property situated in the highly sought after residential development of Lios Cara, Killeens, Cork. Positioned in a quiet cul-de-sac at the rear of the development, the property fronts onto a large green area and offers a superb, sunny south facing rear garden. The property is meticulously maintained by its current and original owner, and offers attractive modern décor and tasteful internal finishes throughout to include impressive flooring, tiling and built-in units.

Accommodation consists of an open porch with storage, reception hallway, living room with a feature bay window, large kitchen/dining area, utility room and a guest w.c. on the ground floor. Upstairs the property boasts four spacious bedrooms, an en suite bathroom and the main family bathroom.

Early viewing is strongly advised.

AMV: €325,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 118 Sq. M / 1,270 Sq. Ft.
- Built in 2005
- BER B2 - Qualifying for property for Green Mortgage Interest Rates
- Sunny south facing rear garden
- Gas fired central heating
- Double glazed PVC windows
- Impressive modern decor
- Four spacious bedrooms (3 x double, 1 x single)
- Fronting onto a green area
- Quiet cul-de-sac location within this mature residential development
- Easy access to N20 road network and routes to Blarney, Blackpool, Cork city centre
- Located on the 215 bus route
- Ideal first time buy/investment opportunity

| PORCH

1.6m x 2.35m (5'2" x 7'7")

An open porch has a timber panelled ceiling, recessed spot lighting and an enclosed storage area for bins. A teak door with centre and side glass panelling allowing access to the main reception hallway.

| RECEPTION HALLWAY

5.4m x 2.9m (17'7" x 9'5")

The hallway has attractive décor with high quality laminate timber flooring. There is one centre light piece with decorative coving, one large radiator, extensive under stair storage, four power points, two telephone points, one alarm control point and a thermostat control for the heating.



| GUEST W.C

1.35m x 1.65m (4'4" x 5'4")

The guest w.c features a two piece suite with attractive modern tiling. There is one centre light piece, one extractor fan and one radiator.



| LIVING ROOM

4.15m x 3.55m (13'6" x 11'6")

A superb main living room has a feature bay window (1m x 2.34m) to the front of the property adding an extra dimension of living space to the property and includes a roller blind. The room has attractive décor with high quality laminate timber flooring and covings around the ceiling and centre light piece. There is a fireplace with electric insert, one large radiator, six power points and one television point.



| KITCHEN/DINING

4.1m x 5.5m (13'4" x 18'0")

The kitchen features modern fitted units in an L-shape with extensive worktop counter and tile splashback. There is one window to the rear of the property and a sliding door allowing access to the rear garden. The room has vinyl flooring, attractive décor, extensive dining space, two light pieces, one large radiator, eleven power points and one television point.



The kitchen includes an integrated oven/hob/extractor fan, fridge freezer, dishwasher and a stainless steel bowl and a half sink. A door from the room allows access to the utility area.



| UTILITY ROOM

2.1m x 1.6m (6'8" x 5'2")

The utility room has a built-in worktop, plumbing and space for both a washing machine and a dryer, one centre light piece, one radiator and two power points. There is one window overlooking the rear garden and a PVC door with glass panelling allows access to same. The gas boiler is housed within this area.



| STAIRS AND LANDING

4.8m x 2m (15'7" x 6'5")

The stairs and landing feature carpet flooring throughout. At the top of the landing there is one centre light piece, a Stira staircase allowing access to the partly floored attic, a thermostat control for the heating and a hot press area which is shelved for storage.



| BEDROOM 1

4.6m x 3.45m (15'0" x 11'3")

A spacious double bedroom has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has attractive décor, high quality laminate timber flooring and impressive built-in units from floor to ceiling. There is one centre light piece, one large radiator, six power points and one telephone point. A door allows access to the en suite bathroom.



| EN SUITE BATHROOM

0.9m x 2.65m (2'9" x 8'6")

The en suite features a three piece suite including a Triton T80Z electric shower. There is vinyl flooring, wall tiling, one centre light piece, one extractor fan and one radiator.



| BEDROOM 2

2.7m x 3.45m (8'8" x 11'3")

A large double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has attractive décor, laminate timber flooring, one centre light piece, one radiator and four power points.



| **BEDROOM 3**

3.1m x 2.45m (10'1" x 8'0")

A generous double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has attractive décor, carpet flooring, one centre light piece, one radiator, built-in storage from floor to ceiling and two power points.



| **BEDROOM 4**

2.8m x 2m (9'1" x 6'5")

A spacious single bedroom has one window to the rear of the property including a roller blind. The room has carpet flooring, one centre light piece, one large radiator and two power points.



| **MAIN BATHROOM**

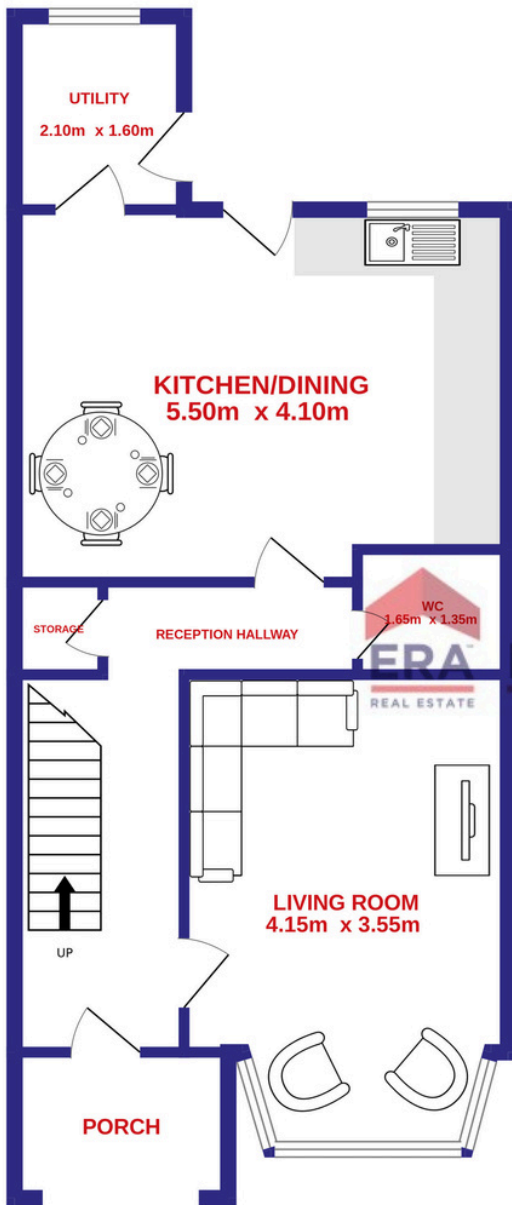
1.67m x 3.45m (5'4" x 11'3")

The main family bathroom features a three piece suite and a mains operated shower over the bath. The room is finished with impressive modern tiling from floor to ceiling, vinyl flooring, one centre light piece, one extractor fan and one radiator.

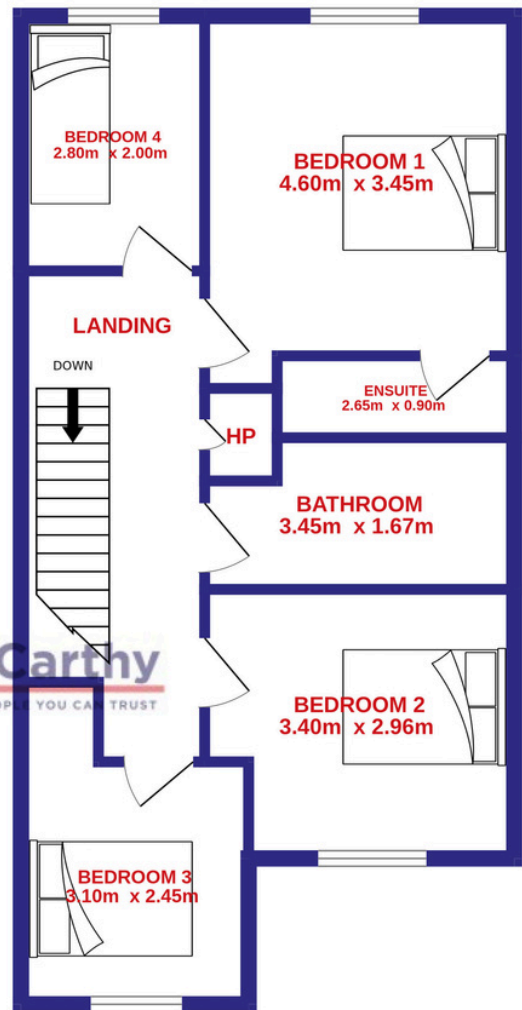


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR



The front of the property has a concrete driveway facilitating off street parking for one car. There is a garden area to both sides which is laid to lawn. The property has an attractive façade of brick and smooth plaster finish.

The rear of the property is fully enclosed with timber panelled fencing and block built walls. The area offers a maintenance free gravel finish and benefits from a south facing rear aspect.

| DIRECTIONS

Please see Eircode T23 DW92 for directions.



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