

12 Rowan Hill, Mount Oval Village, Rochestown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned and excellent presented three bedroom semi-detached property located in the sought after area of Rowan Hill, Mount Oval Village, Rochestown. Set within a quiet cul-de-sac, the property benefits from its close proximity to the shopping mall within the development offering a host of amenities to include a convenience store, bar/restaurant, creche and pharmacy. The estate allows easy access to the N40 and N28 road networks, a regular bus route to Cork city centre and is within a 10 minute drive to Douglas Village, Mahon Point, Ringaskiddy and Little Island.

Accommodation consists of a reception hallway, guest w.c, living room, dining room and kitchen on the ground floor. Upstairs the property boasts three spacious double bedrooms, one en suite bathroom and the main family bathroom.

AMV: €425,000

BER C1

60 South Mall, Cork.

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

PSRA No. 002584

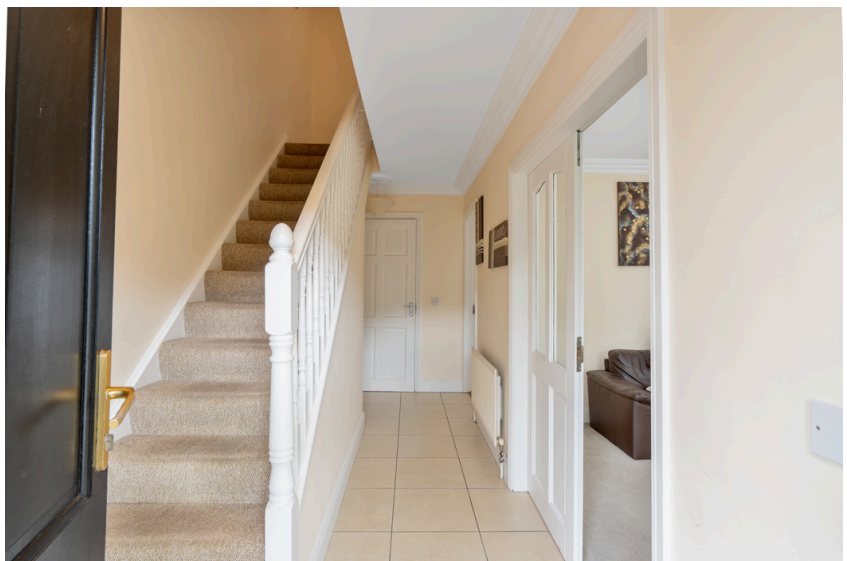
| FEATURES

- Approx. 97 Sq. M. / 1,044 Sq. Ft.
- Built in 2005
- BER C1
- Gas fired central heating
- Double glazed PVC windows
- Modern fitted kitchen
- Three spacious double bedrooms
- Superb west facing rear garden and patio area
- Located in a quiet cul-de-sac a two minute walk to Mount Oval Village shopping promenade
- Two parking spaces
- Highly sought after residential development
- Ideal first time buy/investment opportunity
- Easy access to N28 and N40 road networks

| RECEPTION HALLWAY

4.75m x 2m (15'5" x 6'5")

A teak door with glass side panelling allows access to the reception hallway. The hallway has attractive neutral décor, high quality tile flooring and covings around the ceiling and light pieces. There is one large radiator, two power points, two telephone points, a thermostat control for the heating and extensive under stair storage.



| GUEST W.C

1.45m x 1.45m (4'7" x 4'7")

The guest w.c features a two piece suite, tile flooring, a tile splashback, one centre light piece and one extractor fan.

| LIVING ROOM

3.7m x 3.65m (12'1" x 11'9")

Double doors with glass panelling allow access from the reception hallway to the main living room. This superb room features a bay window to the front of the property adding an extra dimension of living space and allowing extensive natural light to flood the room. There is carpet flooring, decorative covings around the ceiling and centre light piece, one large radiator, an electric fireplace, six power points, one telephone point and two television points.



| DINING ROOM

3.35m x 4.15m (10'9" x 13'6")

A magnificent dining room features tile flooring throughout, and a sliding door allows access to a rear patio area. The room has one centre light piece, covings around the ceiling, one large radiator, six power points and one television point. An open arch from the room allows access to the kitchen.



| KITCHEN

3.8m x 2.95m (12'4" x 9'6")

A superb modern kitchen features solid oak fitted units at eye and floor level in an L-shape with a granite worktop counter tops and tiled splashbacks. The dual aspect room has high quality recessed spot lighting and integrated appliances to include an oven/hob/extractor fan and a bowl and a half stainless steel sink. The kitchen includes plumbing for a washing machine and dishwasher, space for a free standing fridge/freezer, a large radiator and eleven power points.



| STAIRS AND LANDING

3.2m x 2.1m (10'4" x 6'8")

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one centre light piece, one smoke alarm, an access hatch to the attic, a thermostat control for the heating, two power points and a hot press area which is shelved for storage.



| BEDROOM 1

3.9m x 3.55m (12'7" x 11'6")

A spacious double bedroom offers a feature bay window to the front of the property including a curtain rail and curtains. The room has carpet flooring, impressive built-in units from floor to ceiling and neutral décor. There is one large radiator, one centre light piece, six power points, one telephone point and one television point. A door allows access to an en suite bathroom.



| EN SUITE

1m x 2.4m (3'2" x 7'8")

The en suite features a three piece suite including a corner shower area, floor and wall tiling, one window to the side of the property, one centre light piece and one extractor fan.



| **BEDROOM 2**

2.95m x 3.55m (9'6" x 11'6")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has carpet flooring, impressive built-in units from floor to ceiling, one radiator, one centre light piece and four power points.



| **BEDROOM 3**

4.3m x 2.95m (14'1" x 9'6")

A large double bedroom has a Velux window to the rear of the property. The room has carpet flooring, one large radiator, one centre light piece and four power points.



| **BATHROOM**

1.95m x 2.1m (6'3" x 6'8")

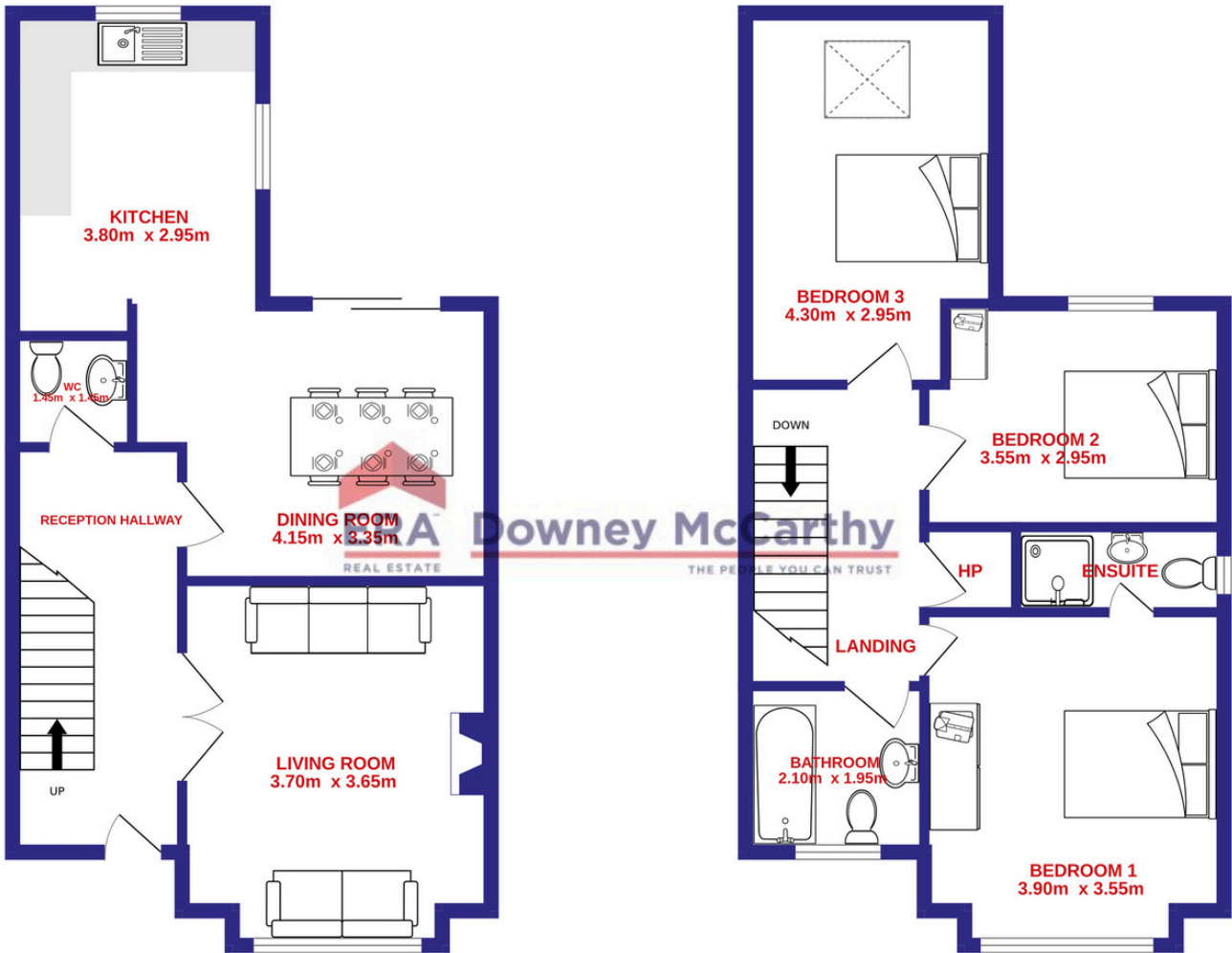
The main family bathroom features a four piece with an electric shower fitted over the bath. There is floor and wall tiling, one window to the front of the property, one centre light piece, one extractor fan and one radiator.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

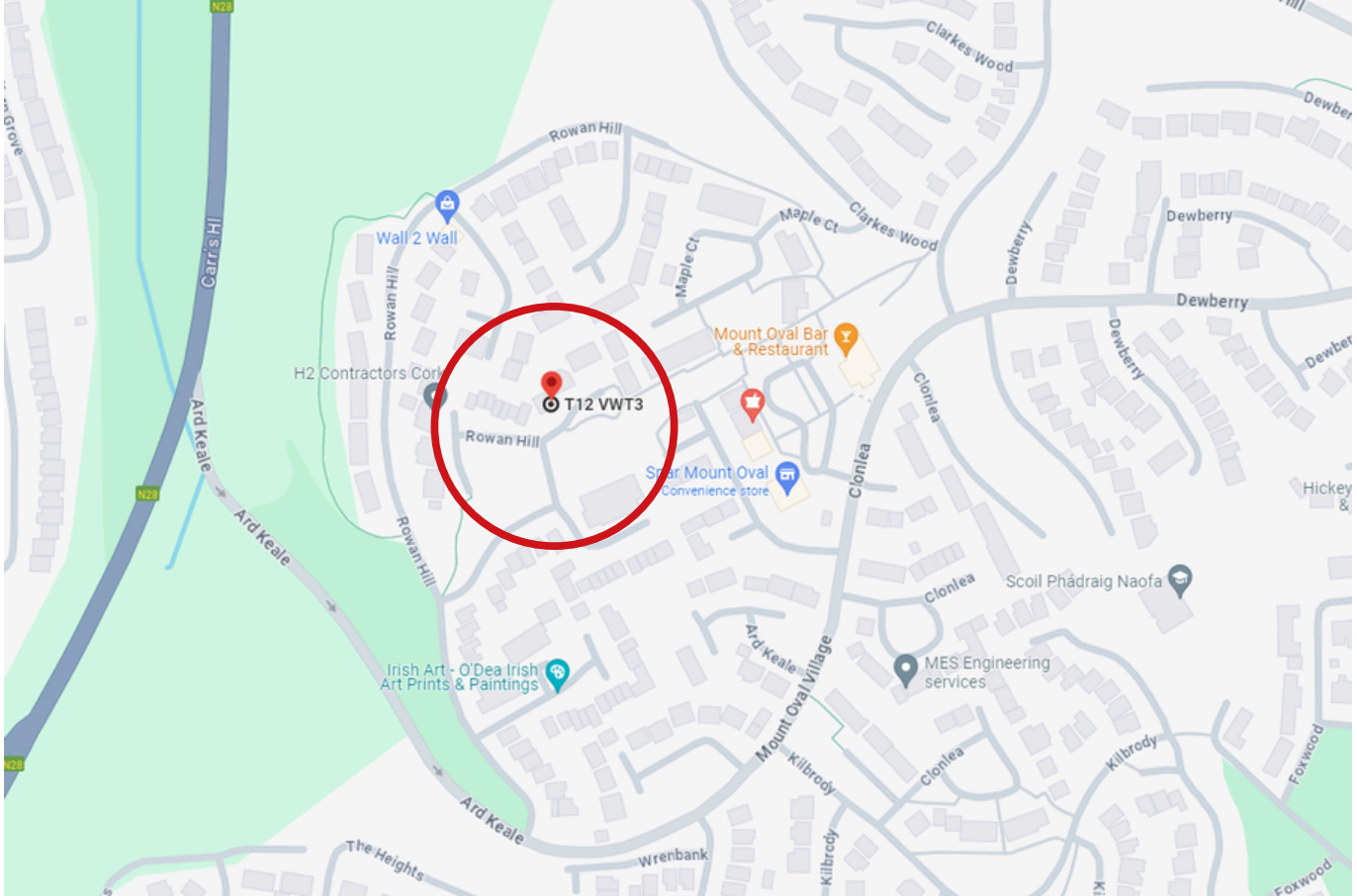


The front of the property has a cobble lock footpath allowing access to the front door from the parking area. The property is fully enclosed with wrought iron railings and the front garden is laid to lawn.

The rear of the property features a large corner site which is fully enclosed with block built walls. There is a superb patio area located directly off the dining room and the garden is laid to lawn.

| DIRECTIONS

Please see Eircode T12 VWT3 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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