



Downey McCarthy

THE PEOPLE YOU CAN TRUST

25 Carrig Court, Carrigaline, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly positioned three/four bedroom semi-detached property situated on a large west facing corner site within a quiet cul-de-sac in the highly desirable mature Carrig Court development in Carrigaline. The property offers immense potential to its new owners to extend and create a dream family home for life given the size and favourable aspect of the site.



AMV: €365,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacular corner site offering future development potential subject to FPP
- Sunny west facing rear aspect
- Located in a quiet mature cul de sac setting
- Approx. 101.6 Sq. M. / 1,061 Sq. Ft.
- Built in 1987
- BER C3 - Potential to increase to A3
- Gas fired central heating
- Double glazed windows
- Three/four bedrooms
- Sought after location conveniently located within walking distance to all amenities and services in Carrigaline
- Short drive to Ringaskiddy, Cork Airport, Cork city centre
- On the 220 and 225 bus routes
- Easy access to N28 road network

| PORCH

An open porch with tile flooring and one centre light piece allows access to a timber door with stain glass panelling, leading you to the main reception hallway.

| RECEPTION HALLWAY

4.3m x 1.8m (14'1" x 5'9")

The reception hallway has neutral décor, one centre light piece, laminate timber flooring, one radiator cleverly disguised behind a radiator cover, one power point, one telephone point and under stair storage.



| LIVING ROOM

4.15m x 3.4m (13'6" x 11'1")

The main living room has one window to the front of the property. The room has attractive neutral décor, covings surrounding the ceiling, an open fireplace and laminate timber flooring. There are two wall-mounted light pieces, three power points, one television point and one radiator.



| KITCHEN/DINING

3.4m x 4.55m (11'1" x 14'9")

A superb kitchen has two windows to the rear of the property and a timber door with glass panelling allows access to the side of the property. The room has tile flooring throughout and a solid, pine country-style kitchen has been fitted to both sides of the room with extensive worktop counter space and a tile splashback. The kitchen includes a double oven/hob/extractor fan, washing machine, integrated dishwasher and a stainless steel sink. There are two light pieces, one radiator and twelve power points throughout.

An open arch from the room allows access to a second living area or formal dining room.



| FORMAL DINING ROOM/LOUNGE

3.4m x 3.4m (11'1" x 11'1")

This room has a sliding door allowing direct access to a west facing rear garden. There is laminate timber flooring, one centre light piece, one radiator, one television point and three power points.



| BEDROOM 4/OFFICE/PLAY ROOM

5.15m x 2.4m (16'8" x 7'8")

This versatile room could serve a multitude of uses. The room offers one window to the front of the property, carpet flooring, one centre light piece, one radiator, three power points and one television point.



| STAIRS AND LANDING

2.25m x 1.85m (7'3" x 6'0")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one window to the side of the property which floods the area with natural light, one centre light piece, a hot press area shelved for storage and an access hatch to the attic.

| **BEDROOM 1**

3.5m x 3.4m (11'4" x 11'1")

A spacious double bedroom has one window to the front of the property, built-in storage units from floor to ceiling, recessed spot lighting, carpet flooring, one radiator and three power points.



| **SHOWER ROOM**

0.8m x 1.65m (2'6" x 5'4")

Located off the bedroom is a walk-in shower area which has a Mira Elite ST electric shower, floor and wall tiling, one centre light piece and one extractor fan.

| **BEDROOM 2**

3.2m x 3.4m (10'4" x 11'1")

A large double bedroom has one window to the rear of the property, carpet flooring, built-in storage units from floor to ceiling, one centre light piece, one radiator and three power points.



| **BEDROOM 3**

2.2m x 2.5m (7'2" x 8'2")

A spacious single bedroom has one window to the rear of the property, carpet flooring, built-in storage units from floor to ceiling, one centre light piece, one radiator and one power point.



| **BATHROOM**

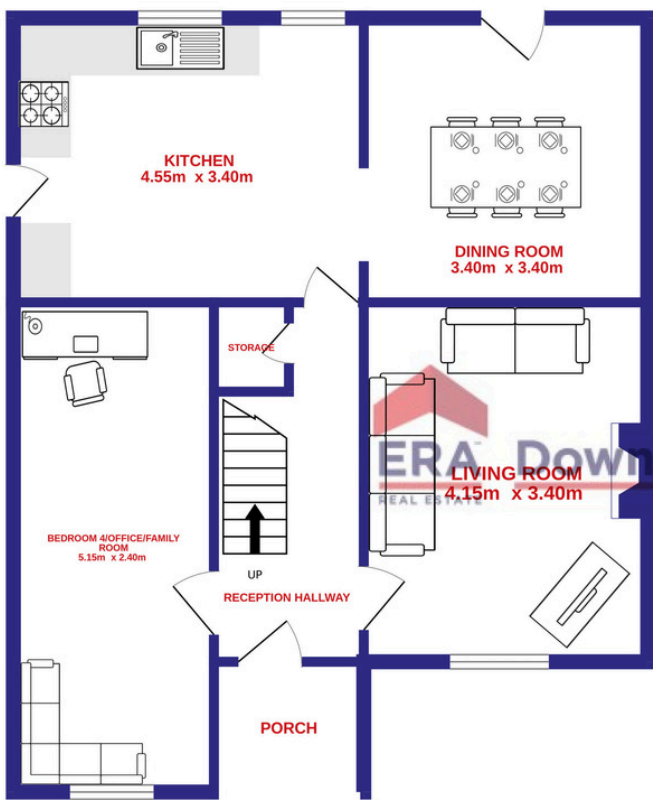
2.5m x 1.8m (8'2" x 5'9")

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

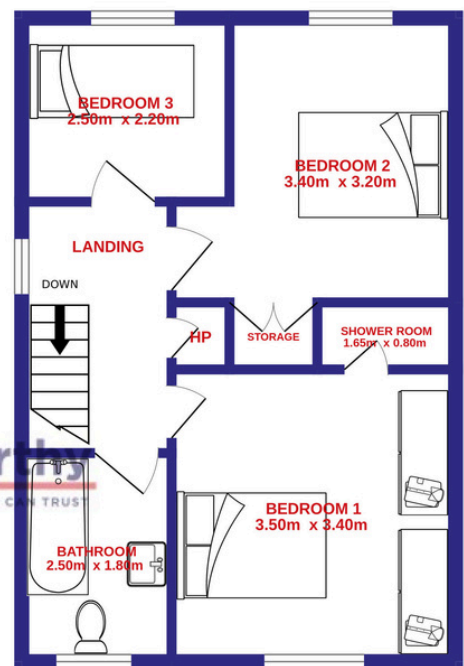


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
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| DIRECTIONS

Please see Eircode P43 KV20 for directions.



| ALL ENQUIRIES TO:

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