

42 Manor Road, Manor Farm, Lehenaghbeg, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this superbly presented four bedroom property, ideally located in the much acclaimed and easily accessible development of Manor Farm in Lehenaghbeg, Cork. The property boasts a modern internal finish, a sunny south facing rear aspect and benefits from an energy efficient A3 BER rating which qualifies buyers for Green Mortgage Rates.

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

AMV: €415,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Superb owner occupied property in turnkey condition
- Approx. 118.5 Sq. M. / 1,276 Sq. Ft.
- Built in 2017
- BER A3 - Qualifying for property for Green Mortgage Interest Rates
- Fully enclosed south facing rear garden and patio areas with high level of privacy
- Air to water heating system
- Underfloor heating on the ground floor
- Double glazed PVC windows
- Floored and shelved attic
- Sought after residential area
- Off street parking for two cars
- 10 minutes drive to Wilton Shopping Centre, CUH, Cork city centre

| RECEPTION HALLWAY

5.49m x 2m (18'0" x 6'5")

A timber door with glass centre panels allows access to the main reception hallway. The beautifully decorated and welcoming hallway has tile flooring, one centre light piece, extensive under stair storage, two power points and a telephone point.



| GUEST W.C

1.45m x 1.44m (4'7" x 4'7")

The guest w.c features a two piece suite and an attractive colour scheme. There is one window to the front of the property with a roller blind, one centre light piece, tile flooring and tile splashback.



| LIVING ROOM

4.9m x 3.45m (16'0" x 11'3")

A superb living room offers one window to the front of the property including a curtain rail, curtains and a roller blind. The room is beautifully decorated and finished with high quality oak timber flooring and an impressive fireplace with a solid fuel stove. There is one centre light piece, wall-mounted shelving, eight power points, a telephone point, two television points and a thermostat control for the heating.



| OPEN PLAN KITCHEN/DINING/LIVING

7.2m x 5.6m (23'6" x 18'3")

This spectacular room is flooded with natural light and offers plentiful living and dining accommodation. The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tile splashback, and there is a feature island unit with integrated storage. The kitchen has strip lighting under the eye level units, recessed spot lighting and includes an integrated oven/hob/extractor fan, a stainless steel sink, plumbing for a dishwasher and space for separate fridge and freezer units.

The dining area has extensive space and double doors off allow access to the rear patio. Throughout the room there are fifteen power points, one television point and a door allowing access to the utility space.



| UTILITY ROOM

2.46m x 1m (8'0" x 3'2")

The utility room has tile flooring, a PVC door to the side of the property and one centre light piece. There is plumbing for a washing machine, integrated worktop counter space and built-in storage on both sides of the room.



| STAIRS AND LANDING

6m x 2.8m (19'6" x 9'1")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one window to the side of the property adding extensive natural light to the area. There is a hot press which is shelved for storage, two light pieces, two power points and a Stira staircase allowing access to the attic which is extensively floored and shelved for storage.



| BEDROOM 1

3.6m x 3.4m (11'8" x 11'1")

A spacious double bedroom has one window to the front of the property including a curtain rail. The room has solid timber flooring sanded and varnished to a high quality finish and an attractive colour palette. There is one centre light piece, one large radiator, six power points and one television point. A door from the room allows access to the en suite bathroom.



| EN SUITE

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

The en suite bathroom features a three piece suite including a mains operated shower. The room features impressive floor and wall tiling, one centre light piece, one extractor fan, one radiator, wall-mounted shelving and attractive decorative timber panelling positioned on a feature wall.



| BEDROOM 2

3.75m x 2.8m (12'3" x 9'1")

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 solid timber flooring sanded and varnished to a high quality finish, built-in storage units from floor to ceiling, one centre light piece, one radiator, four power points and one television point.



| BEDROOM 3

3.7m x 2.7m (12'1" x 8'8")

A large double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has solid timber flooring sanded and varnished to a high quality finish, built-in storage units from floor to ceiling, one centre light piece, one radiator, six power points and one television point.



| **BEDROOM 4**

3.55m x 2.8m (11'6" x 9'1")

A large single bedroom has one window to the front of the property including a curtain rail and curtains. The room has solid timber flooring sanded and varnished to a high quality finish, built-in storage units from floor to ceiling, wall-mounted shelving, one centre light piece, one radiator and two power points.



| **FAMILY BATHROOM**

2.2m x 1.7m (7'2" x 5'5")

The family bathroom features a four piece suite including a mains operated shower fitted over the bath. There is impressive floor and wall tiling, one window to the side of the property with a roller blind, one centre light piece, one wall-mounted light piece and one radiator.



| GARDENS AND EXTERIOR

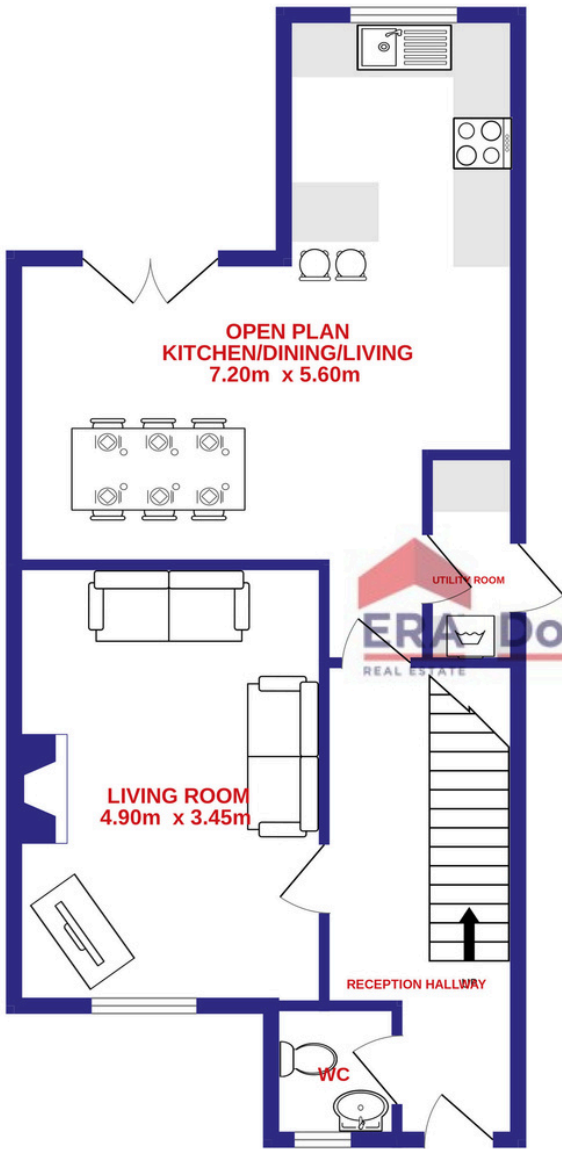


The front of the property has an attractive maintenance free façade of brick and white pebble dash. There is a cobble lock driveway which will facilitate off street parking for two vehicles. A secure side gate allows access to the rear garden.

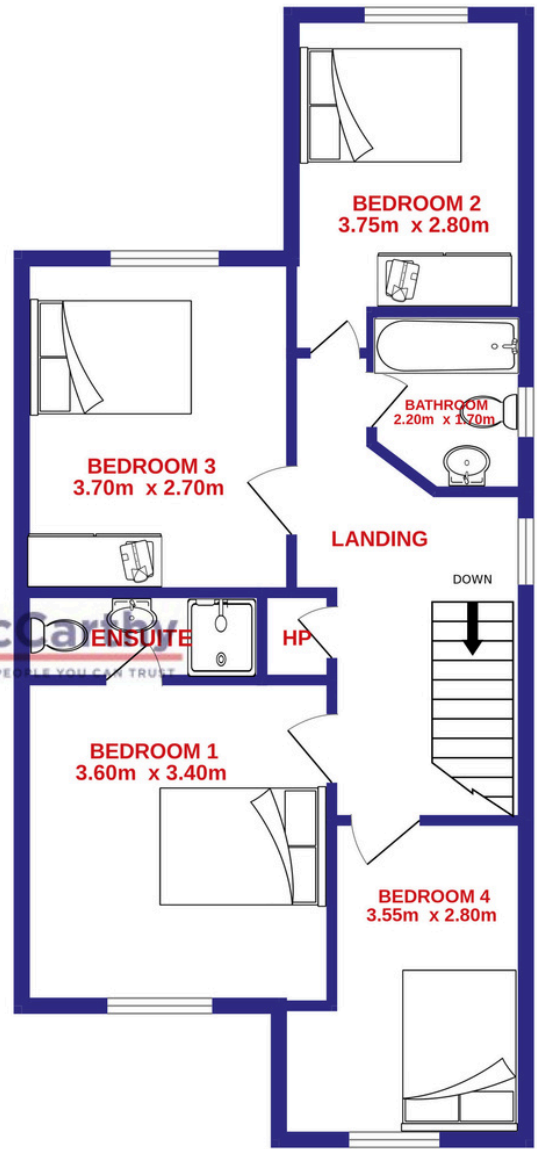
The rear of the property is fully enclosed, offering a high level of privacy, and boasts a superb South facing rear aspect. There is a patio area, a garden area which is laid to lawn with mature shrubs and plants abound, and a Barna shed included as part of the sale.

FLOOR PLAN

GROUND FLOOR



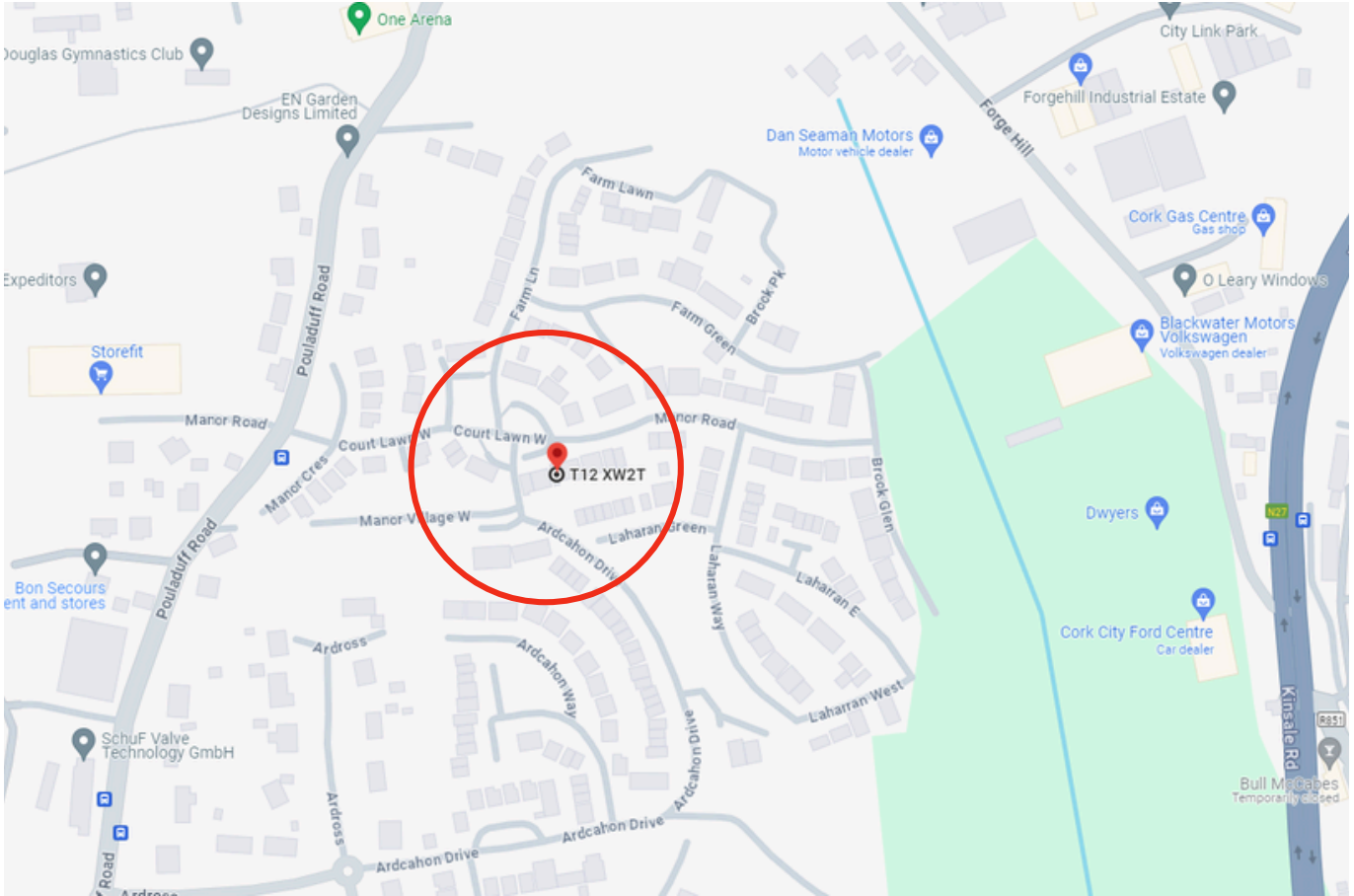
1ST FLOOR



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| DIRECTIONS

Please see Eircode T12 XW2T for directions.



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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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