

55 Murmont Circle, Montenotte, Cork



ERA Downey McCarthy are delighted to present to the market this superbly maintained three bedroom semi-detached bungalow, ideally located in a mature and sought after estate in Montenotte, Cork. The property benefits from a large extension to the side and a bay window was added to the rear, overlooking the garden. No. 55 is close to all local amenities, including the local and popular Gaelscoil, and would make an ideal first time buy or even a fine trade down home for people looking for a bungalow.

Accommodation consists of porch, reception hallway, sitting room, living room, extension to the side providing a kitchen/dining area, three spacious bedrooms and the main family bathroom.

AMV: €350,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 118.2 Sq. M. / 1,272 Sq. Ft.
- Built in 1964 approx.
- BER D2
- External insulation wrap completed
- Attic insulated
- Oil fired central heating
- Built in solid fuel burning stove with back boiler
- Extended kitchen/dining room to the side of the house
- Two large living rooms
- Three bedrooms
- Superbly maintained throughout
- Large south facing and elevated corner site
- Mature and sought after location
- Convenient to all amenities including Gaelscoil an Ghoirt Álainn which is situated right across the road
- Off street parking
- Located along the 208 and 209 bus routes
- Ideal first time buy/trade down

| PORCH

1m x 1.35m (3'2" x 4'4")

Double doors allow access into the porch area. The porch has floor and wall tiling, and a glass door allowing access into the main reception hallway.

| RECEPTION HALLWAY

3.94m x 3.73m (12'9" x 12'2")

The reception hallway has solid wood flooring, attractive neutral décor, one large radiator, one centre light fitting and access to all rooms.



| SITTING ROOM

3.47m x 4.45m (11'3" x 14'5")

The sitting room has solid wood flooring, one window to the rear, one large radiator, a feature fireplace, one centre light fitting and neutral décor. A door allows access into the second living space.



| LIVING ROOM

5.52m x 3.53m (18'1" x 11'5")

The spacious living room has a fantastic bay window which allows extensive natural light to flood the area. The room has high quality solid wood flooring, one centre light fitting, attractive neutral décor, stove insert and two radiators. A door allows access into the kitchen/dining area.



| KITCHEN/DINING

7.6m x 4m (24'9" x 13'1")

The large kitchen/dining area is triple aspect with one window to the front, two windows to the side and one window to the rear. The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, tile flooring, space for a washing machine and dishwasher, fitted fridge freezer, integrated oven/hob/extractor fan and storage space.



The dining area has solid wood flooring, centre light fitting, large radiator and attractive neutral décor. A door from the room allows access to the rear garden.



| BEDROOM 1

3.46m x 4.34m (11'3" x 14'2")

A superb and spacious main bedroom has one large window to the front of the property, carpet flooring, one large radiator, one centre light fitting and built-in wardrobe units for storage.



| BEDROOM 2

3.88m x 2.77m (12'7" x 9'0")

This double bedroom has one window to the rear of the property, high quality timber flooring, one large radiator and one centre light fitting.



| **BEDROOM 3**

2.66m x 2.45m (8'7" x 8'0")

This bedroom has one window to the rear of the property, timber flooring, large radiator, centre light fitting.



| **BATHROOM**

2.82m x 1.62m (9'2" x 5'3")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T90 SI electric shower, frosted window to the rear, floor and wall tiling, radiator and centre light fitting.



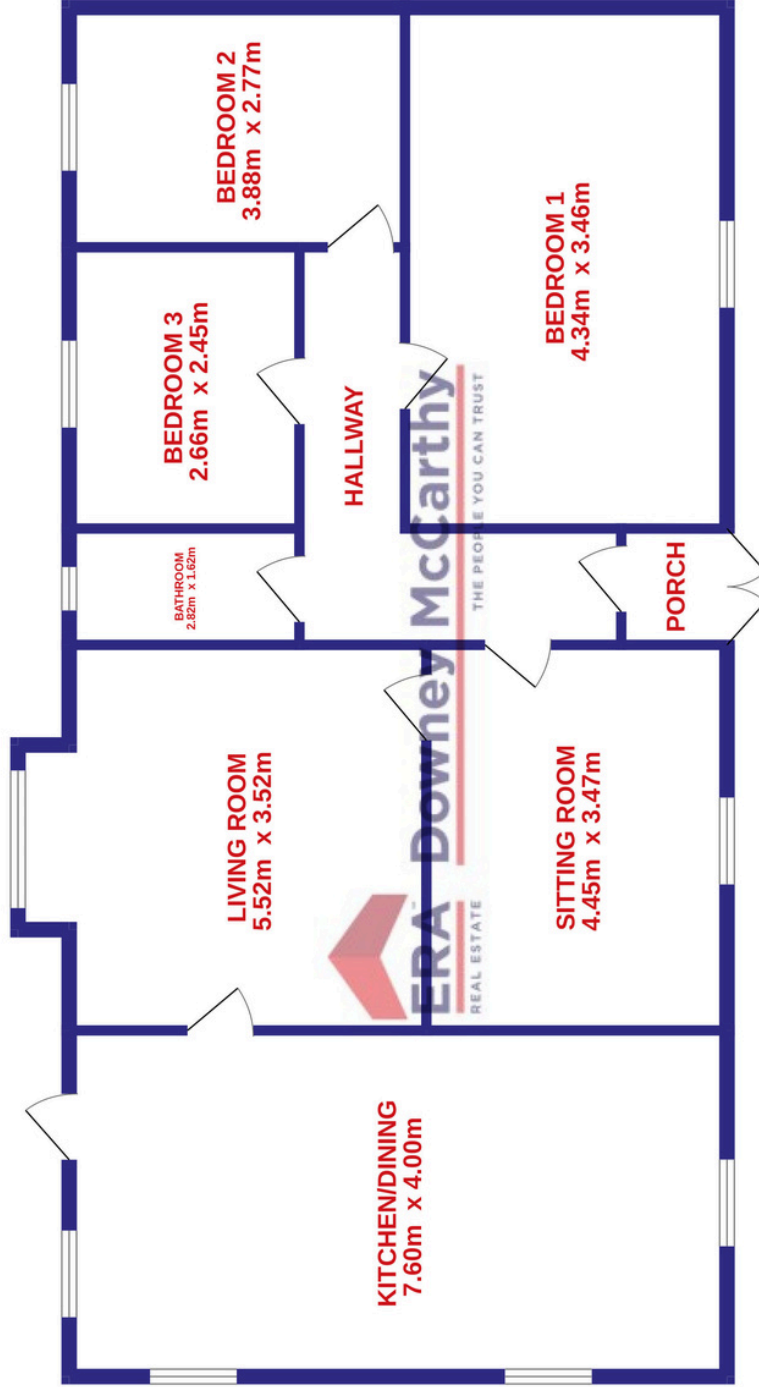
| GARDENS AND EXTERIOR



The front of the property is fully enclosed and boasts a large, well-manicured garden with a south facing aspect. There is a driveway to facilitate off street parking and a side gate allows access to the rear.

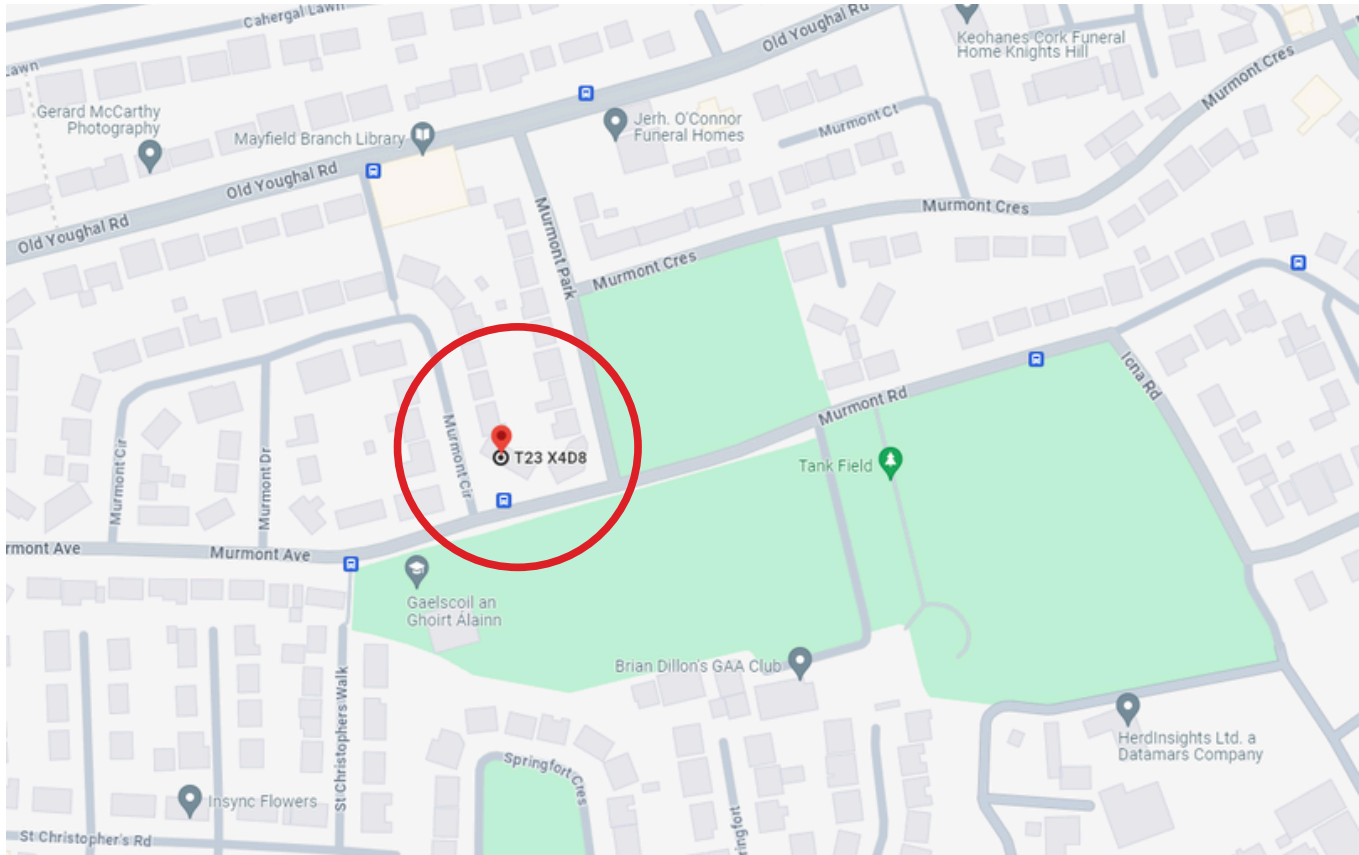
The rear of the property is fully enclosed. There is a garden area which is laid to lawn with mature shrubs and plants abound. The oil tank for the heating is situated here along with a block built shed which is ideal for storage.

| FLOOR PLAN



| DIRECTIONS

Please see Eircode T23 X4D8 for directions.



| ALL ENQUIRIES TO:



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