

"Ard Rua", 11 Sunview Place East, Ballyhooly Road, St Lukes, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to present to the market this spectacular, four bedroom detached property of Approx. 2,430 Sq Ft which occupies an enviable position within a quiet cul-de-sac, while remaining within the heart of Cork city centre. With its excellently proportioned living areas, breath taking light filled open plan kitchen/dining/living area, above average sized bedrooms, superb outside space and aspect all combined with energy efficiency and a mature residential address, all the boxes have been ticked here at "Ard Rua".

Accommodation consists of porch, reception hallway, living room, open plan kitchen/dining/living area, utility room and guest w.c on the ground floor. The first floor offers two large double bedrooms and two en suite bathrooms and a large opulent walk in wardrobe. The second floor offers three additional rooms, two of which are large double bedrooms and one room currently in use as a home office. A new purchaser has an option to retain a storage room off the landing or convert the area to an additional bathroom with 1st fix plumbing insitu.

AMV: €595,000

BER A2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 226 Sq. M. / 2,432 Sq. Ft.
- Built in 2014
- BER A2 - Qualifying the property for Green Mortgage Interest Rates
- Large private south facing rear garden
- Spectacular open plan kitchen/dining/living area overlooking the rear garden
- Air to Water Heating system
- Underfloor heating
- Four spacious bedrooms / 2 x en suite bathrooms / 1 x walk in wardrobe
- Designated home office
- Superb modern décor
- Located close to all amenities
- 250m walk to bus stop with regular bus routes to Cork city centre, MTU, UCC, Douglas and Bishopstown
- 800m walk to St. Luke's Cross
- 10 minutes' drive to Apple Ireland, Mahon Point, Little Island
- Alarm with sensors on windows, doors and motion detection

| PORCH

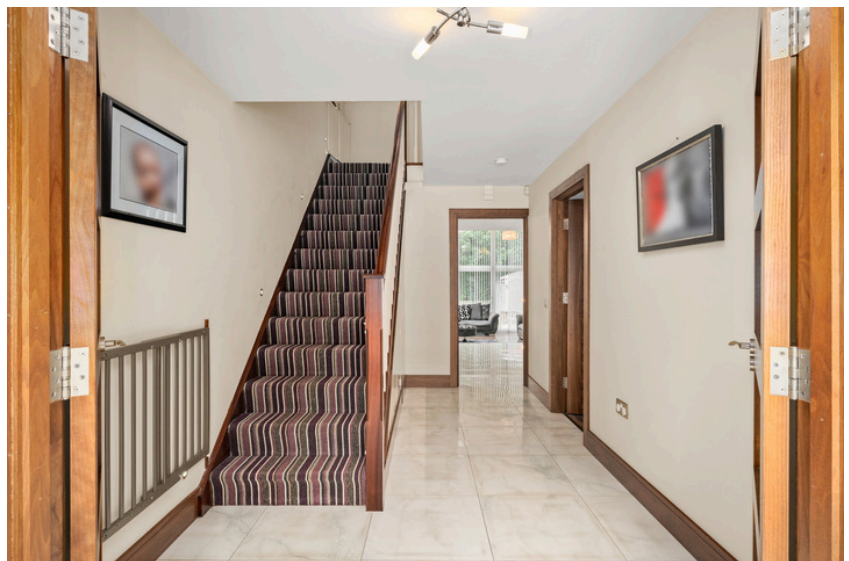
1.19m x 2.47m (3'9" x 8'1")

A high quality teak door with centre and side glass panelling allows access into the superb porch area. The porch has tile flooring, one centre light fitting, attractive neutral décor and double doors leading you through to the main reception hallway.

| RECEPTION HALLWAY

4.4m x 2.48m (14'4" x 8'1")

The welcoming reception hallway has tile flooring, one centre light fitting, under stair storage, attractive neutral décor and a smoke alarm.



| LIVING ROOM

5.2m x 4.2m (17'0" x 13'7")

The living room has one window overlooking the front of the property, impressive timber flooring, a feature fireplace with electric insert. There is recessed spot lighting, high quality décor, one television point and a control point for the heating.



| OPEN PLAN KITCHEN/ DINING/LIVING

9.66m x 6.79m (31'6" x 22'2")

The spectacular light filled triple aspect room offers impressive high gloss fitted units at eye and floor level with attractive worktop counters and a fantastic centre island unit accommodating a hob and extractor fan. Integrated appliances within the kitchen include double ovens, a dishwasher and a microwave while also offering space for space for an American style fridge freezer. The kitchen is complemented with porcelain tile flooring, recessed spot lighting and attractive décor throughout.

The dining area has a window to the side of the property, one light fitting, extensive dining space and steps leading down to the living area.

The superb living space has extensive natural light owing to two Velux windows and floor to ceiling windows to the rear of the property. There is a sliding door to the rear, high quality timber flooring, recessed spot lighting, one feature light fitting, one television point and a control point for the heating.



| UTILITY ROOM

2.93m x 1.68m (9'6" x 5'5")

Accessed from the kitchen, the utility room has one window to the side of the property, tile flooring, plumbing for a washing machine and dryer, a fuse board and a door allowing access to the guest w.c.

| GUEST W.C

1.46m x 1.66m (4'7" x 5'4")

The guest w.c features a two piece suite, a frosted window to the rear of the property, floor and wall tiling and attractive neutral décor.

| FIRST FLOOR STAIRS AND LANDING

4.86m x 2.48m (15'9" x 8'1")

The stairs and first floor landing features carpet flooring throughout. At the top of the landing there is one window to the side of the property, recessed spot lighting, one radiator and solid doors leading to all rooms. Bespoke low level recessed spotlighting has also been cleverly integrated into the wall as you climb the stairs.



| BEDROOM 1

4.48m x 4.19m (15'7" x 13'7")

This large double bedroom has one window to the front of the property. There is high quality timber flooring, one radiator, attractive décor and doors allowing access into a wardrobe room and en suite bathroom, respectively.



| EN SUITE 1

2.32m x 2.44m (7'6" x 8'0")

The en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains. There is one window to the front of the property, one radiator and recessed spot lighting.



| BEDROOM 2

3.6m x 4.2m (11'8" x 13'7")

A spacious double bedroom has one window to the rear of the property. There is high quality timber flooring, one radiator, attractive décor and one centre light fitting. A door allows access to a en suite bathroom.



| EN SUITE 2

2.44m x 2.47m (8'0" x 8'1")

The en suite features a four piece suite including a power shower off the mains and positioned over the bath. There is one window to the rear, tile flooring, attractive neutral décor, one radiator and recessed spot lighting.



| SECOND FLOOR STAIRS AND LANDING

3.93m x 2.48m (12'8" x 8'1")

The second floor landing features carpet flooring, one window to the side of the property, recessed spot lighting, one radiator, access to the hot press and a Stira staircase to the attic which is floored for storage.

| BEDROOM 3

4.56m x 4.19m (14'9" x 13'7")

This large bedroom has one window to the side of the property, high quality timber flooring, one radiator, storage space and attractive décor.



| BEDROOM 4

4.54m x 4.19m (14'8" x 13'7")

This double bedroom has one window to the side, high quality timber flooring, one radiator and attractive décor.



| HOME OFFICE

2.9m x 2.47m (9'5" x 8'1")

This versatile room is currently used as a home office and offers a Velux window to the front of the property. There is high quality timber flooring, one radiator and attractive décor.



| STORAGE/W.C

2.15m x 2.48m (7'0" x 8'1")

This room is currently being used for storage but has plumbing for a toilet and can easily be converted into a second floor w.c. There is one Velux window to the rear.

| FLOOR PLAN

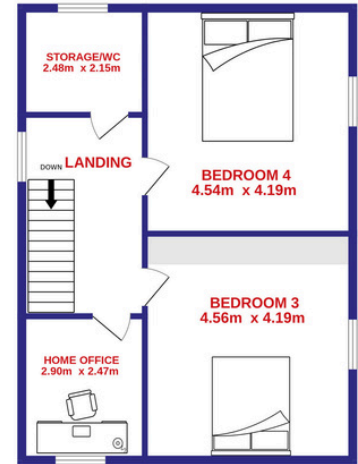
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| GARDENS AND EXTERIOR

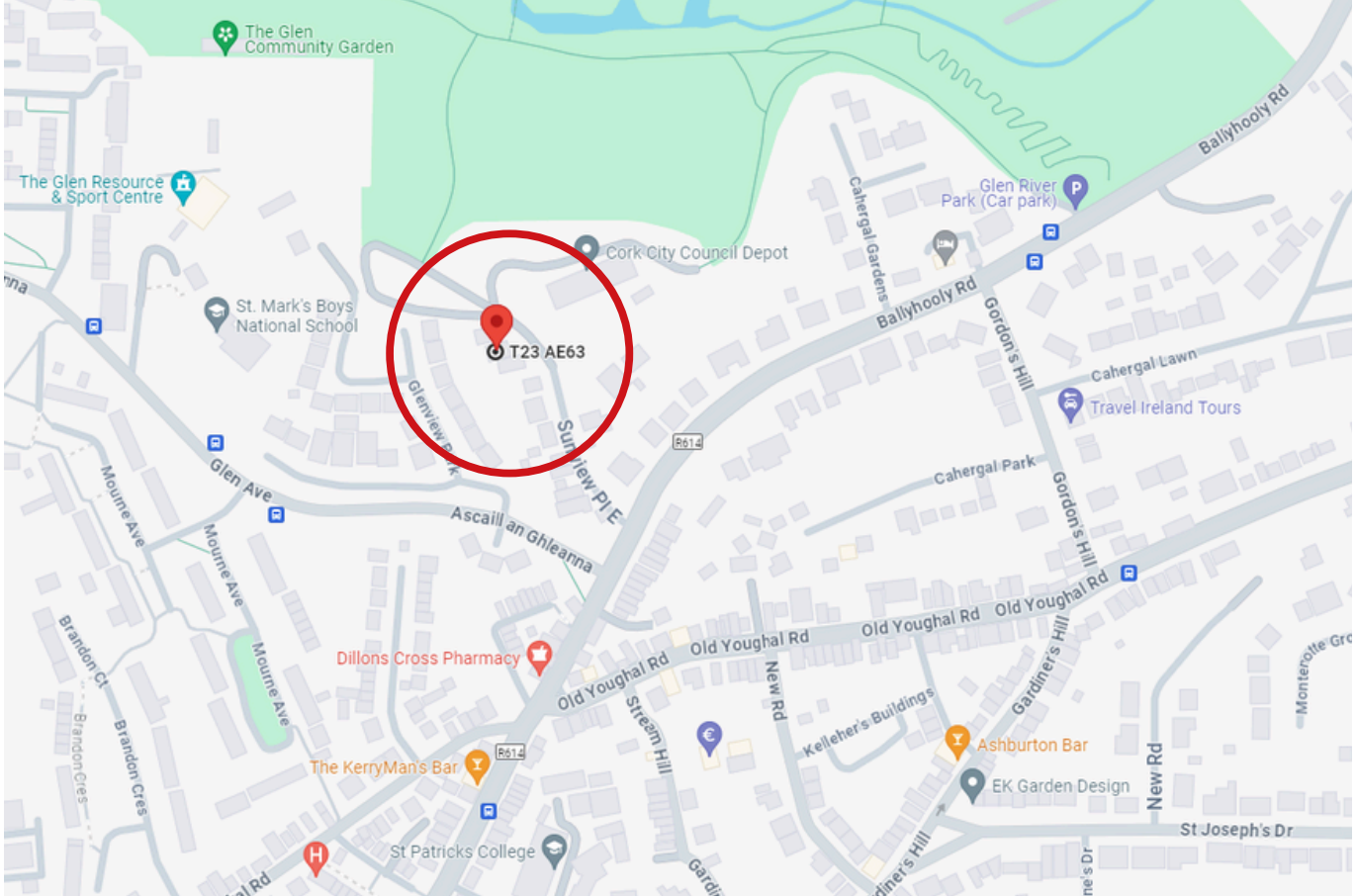


This striking property boasts an elegant façade of natural stone and composite panelling together with an immaculately maintained driveway which can accommodate off street parking for two large vehicles. It is fully enclosed to all sides with timber fencing, block built walls and mature hedging. There is a bespoke gate allowing access from the main road and offering a high level of privacy.

The sunny south facing rear garden is fully enclosed on all sides with timber fencing, block built walls and mature hedging. There is a superb patio area which is ideal for summer time entertaining and a generous garden which is laid to lawn. There is a large Barna shed also included as part of the sale.

| DIRECTIONS

Please see Eircode T23 AE63 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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