

## 23 The Orchards, Montenotte, Cork



ERA Downey McCarthy are delighted to offer to the market this superb four bedroom semi-detached property, situated in a quiet cul-de-sac in a sought after residential area in Montenotte, Cork. The property benefits from spacious living accommodation as well as a south facing rear aspect.

Accommodation consists of porch, reception hallway, open plan living/dining room, kitchen, study/home office and guest w.c on the ground floor. Upstairs the property has four bedrooms and the main family bathroom.

**AMV: €375,000**

**BER D2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 111 Sq. M. / 1,195 Sq. Ft.
- Built in 1975 approx.
- BER D2
- Four bedrooms upstairs
- Converted garage is now a handy home office/study
- South facing rear aspect
- Off street parking
- Situated in a quiet cul-de-sac in a sought after residential area
- Ideal family home

## | PORCH

0.62m x 1.34m (2'0" x 4'3")

A teak door with centre glass panelling allows access into the porch area, which has tile flooring and a door leading you through to the reception hallway.

## | RECEPTION HALLWAY

3.85m x 1.49m (12'6" x 4'8")

The main reception hallway has high quality timber flooring, one centre light fitting, one radiator and solid doors to all ground floor rooms.



## | OPEN PLAN LIVING/DINING

7.61m x 3.24m (24'9" x 10'6")

This dual aspect room has one window to the front of the property and one window to the rear, allowing extensive natural light to flood the area. The room has high quality timber flooring, two light fittings, two radiators, a feature fireplace with electric stove insert and a hatch overlooking the kitchen.



## | STUDY/HOME OFFICE

4.73m x 2.41m (15'5" x 7'9")

A former garage this room was converted many years ago and now could be an office or indeed a playroom depending on the buyers needs. This versatile room has laminate timber flooring, one window to the front of the property, one window to the side, and one centre light fitting.



## | KITCHEN

3.06m x 4.14m (10'0" x 13'5")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, one window overlooking the rear garden and a door allowing access to same. The room has tile flooring, centre light fitting, space for an oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine and space for a fridge freezer.



## | GUEST W.C

0.81m x 2.55m (2'6" x 8'3")

The guest w.c features a two piece suite, tiling throughout, one frosted window to the side, under stair storage and one centre light fitting.



## | STAIRS AND LANDING

2.96m x 3.2m (9'7" x 10'4")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, centre light fitting, smoke alarm, an access hatch to the attic and a hot press area.



## | **BEDROOM 1**

3.52m x 4.19m (11'5" x 13'7")

This spacious double bedroom has one window overlooking the front of the property, carpet flooring, centre light fitting, extensive storage to include a built-in wardrobe and double vanity unit, and a large radiator.



## | **BEDROOM 2**

3.51m x 3.18m (11'5" x 10'4")

Another spacious double bedroom that has one window overlooking the rear of the property, carpet flooring, centre light fitting, built-in wardrobe unit and one radiator.



## | **BEDROOM 3**

2.47m x 3.22m (8'1" x 10'5")

This bedroom has one window to the front of the property, carpet flooring, one centre light fitting and one radiator.



## | **BEDROOM 4**

3.04m x 2.24m (9'9" x 7'3")

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



## | **BATHROOM**

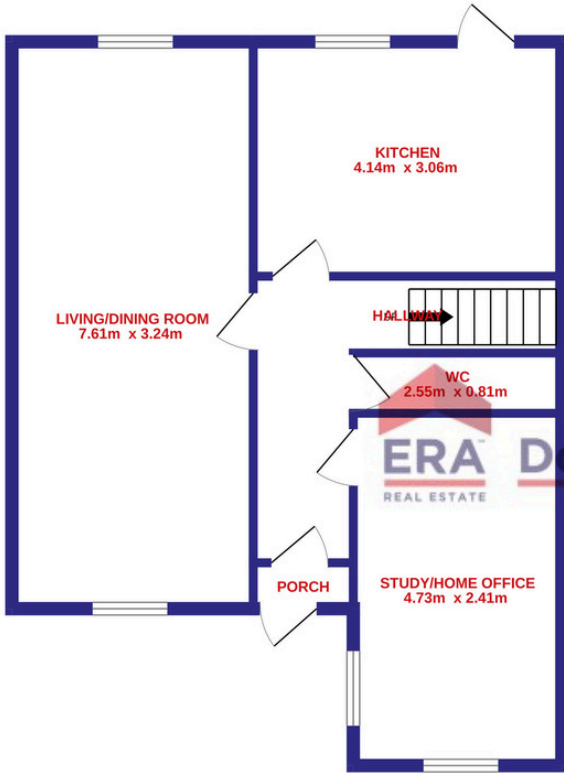
1.86m x 1.88m (6'1" x 6'1")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Elite electric shower, floor and wall tiling, frosted window to the rear, extractor fan, radiator, wall-mounted light fitting and centre light fitting.

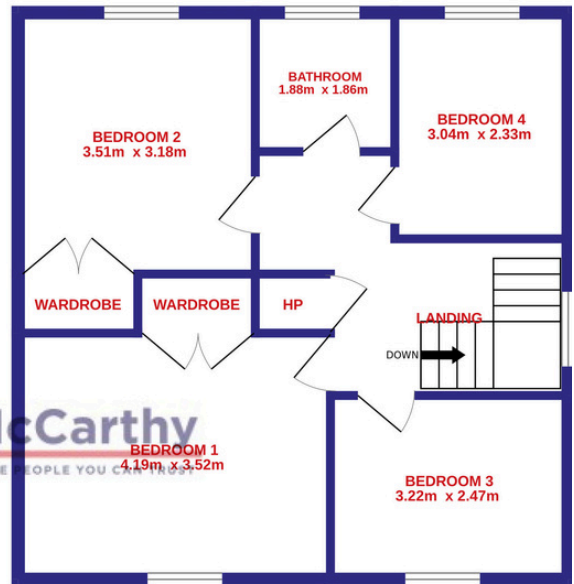


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



**ERA** Downey McCarthy  
REAL ESTATE  
THE PEOPLE YOU CAN TRUST

## | GARDENS AND EXTERIOR



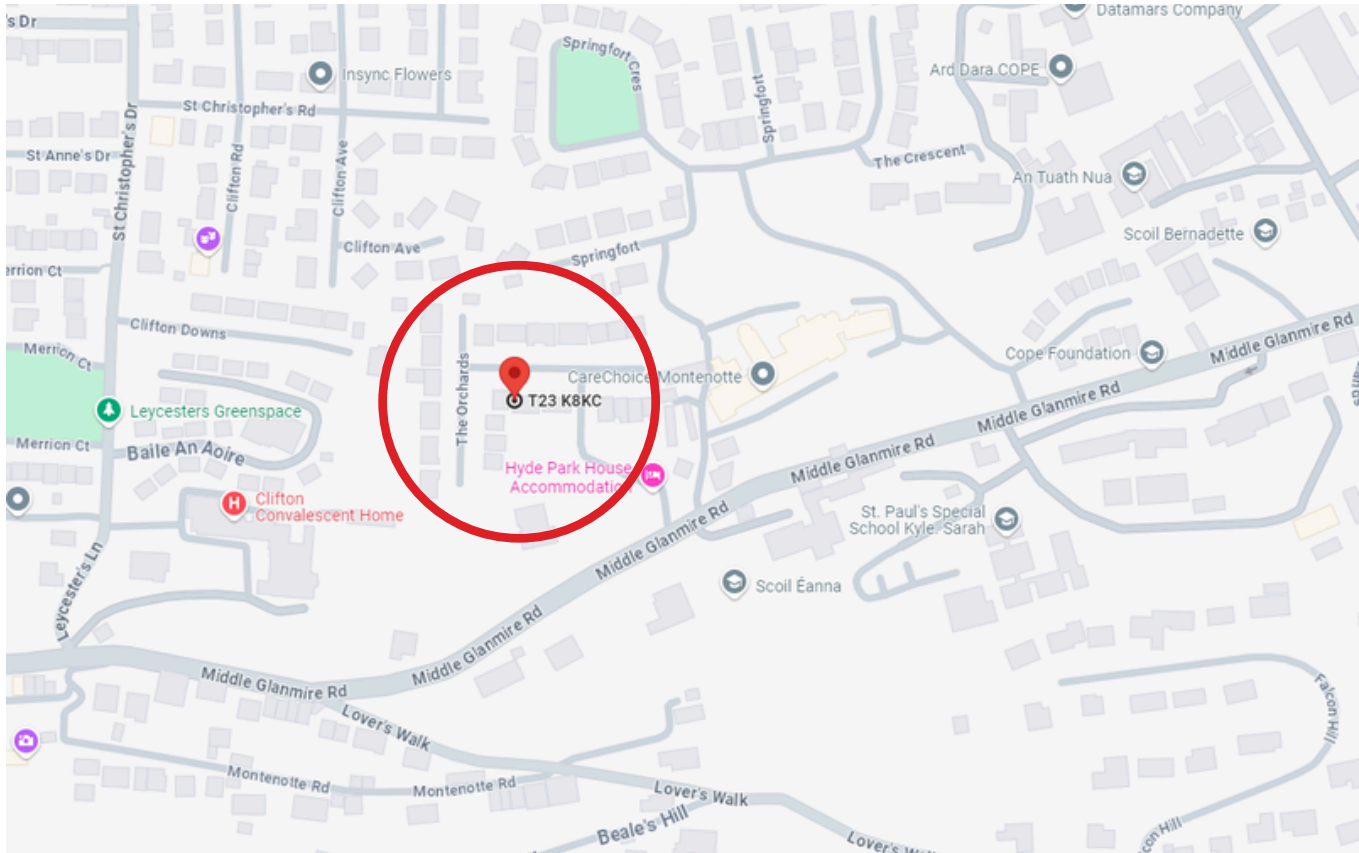
The front of the property is fully enclosed and accessed via a secure gate. There is a driveway to accommodate off street parking and there is a maintenance free garden area with mature shrubs and plants abounding.

The rear of the property is fully enclosed, very private and boasts a south facing rear aspect. The garden is laid to lawn and there is a patio area.



## | DIRECTIONS

Please see Eircode T23 K8KC for directions.



## | ALL ENQUIRIES TO:



**Michael Downey** B.Comm, MIPAV, QFA  
087 7777117  
michael@eracork.ie



**Caroline Downey** BA, MSc, MIPAV MMCEPI  
083 0255433  
caroline@eracork.ie



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