

## 74 Harbour View Road, Knocknaheeny, Cork



ERA Downey McCarthy are delighted to present to the market this superb, three storey, three bedroom end of terrace property on Harbour View Road. The property is presented in stunning, show house condition throughout and boasts a very high A2 BER rating. This is an ideal first time buy and would make a beautiful modern family home.

Accommodation consists of porch, reception hallway, living room, kitchen/dining room and guest w.c, on the ground floor. On the first floor there are two spacious double bedrooms and the main family bathroom. At second floor level there is the master bedroom and this comes complete with an en suite bathroom.

**AMV: €295,000**

**BER A2**

**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

- Show House Condition
- Approx. 136.63 Sq. M. / 1,472 Sq. Ft.
- Built in 2020
- Energy efficient BER A2 rating – qualifying the property for Green Mortgage Interest Rates
- Natural Gas Central Heating
- Solar panels for hot water
- Attractive modern décor
- Three spacious bedrooms
- Master bedroom with en suite
- Off street parking
- Close to all amenities including St. Mary's Health Campus/Orthopaedic Hospital
- Only 1.5km from Apple HQ
- Close to primary and secondary schools & Supervalu Hollyhill
- On the 202 bus route

## | PORCH

1.2m x 1.64m (3'9" x 5'3")

A solid teak door with centre glass panelling allows access into the porch area, with a centre light fitting, alarm control point and this leads you through to the reception hallway.

## | RECEPTION HALLWAY

4.24m x 1.43m (13'9" x 4'6")

The bright and welcoming reception hallway with very attractive décor, high quality tile flooring, centre light fitting, radiator and an electrical service board.





## | GUEST W.C

1.37m x 1.4m (4'4" x 4'5")

This impressive guest w.c features a two piece suite, attractive floor and wall tiling, one radiator, extractor fan and one centre light fitting.



## | LIVING ROOM

4.51m x 3.82m (14'1" x 12'5")

A superb main living room has a feature bay window to the front of the property, allowing extensive natural light to fill the area. The room has high quality timber flooring, attractive neutral décor, centre light fitting, radiator, attractive radiator cover and a beautiful stove insert.



## | KITCHEN/DINING/UTILITY

4.35m x 4.96m (14'2" x 16'2")

This is a beautiful kitchen/dining room along with a cleverly disguised utility area. There is a large glass window and door allowing access to the rear garden. The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tile splashback, stainless steel sink, space for an American style fridge-freezer, integrated dishwasher and integrated oven/hob/extractor fan.



The area has high quality tile flooring, attractive neutral décor, centre light piece, radiator, and extra storage space under the stairs. There is access to a clever utility area 'nook' which has plumbing for a washing machine and dryer as well as additional storage units.



## | FIRST FLOOR STAIRS AND LANDING

3.28m x 5.14m (10'7" x 16'8")

The stairs and first floor landing has luxury carpet flooring throughout. The landing area has attractive décor, one centre light fitting, a smoke alarm, access to two hot press areas and a radiator.



## | BEDROOM 2

2.79m x 5.14m (9'1" x 16'8")

A spacious double bedroom that has two windows overlooking the front of the property, high quality wooden flooring, attractive neutral décor, one centre light fitting, two radiators and space for wardrobe units.





### | **BEDROOM 3**

3.08m x 2.82m (10'1" x 9'2")

Another generous sized double bedroom has one window overlooking the rear of the property, high quality timber flooring, attractive neutral décor, centre light fitting, radiator and space for wardrobe units.



### | **MAIN BATHROOM**

2.15m x 2.89m (7'0" x 9'4")

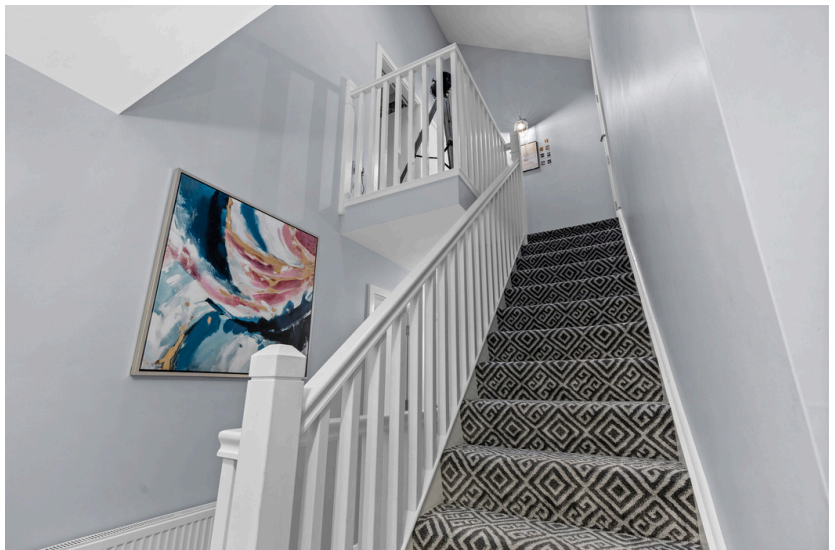
The main family bathroom features a four piece suite including a power shower fitted over the bath, modern wall tiling, high quality timber flooring, attractive neutral décor, centre light fitting, radiator, towel rail, extractor fan and frosted window to the rear.



### | **SECOND FLOOR STAIRS AND LANDING**

2.05m x 3.94m (6'7" x 12'9")

The second floor landing has high quality carpet flooring, Velux window, attractive neutral décor, access to a large walk-in storage area, and access to the hot press.



## | MASTER BEDROOM

2.8m x 5.16m (9'1" x 16'9")

This is large and spacious double bedroom with two windows which overlook the front of the property. The room has high quality timber flooring, attractive neutral décor, centre light fitting, radiator, access hatch to the attic, smoke alarm, space for wardrobe units and a door allowing access into the en suite bathroom.



## | EN SUITE

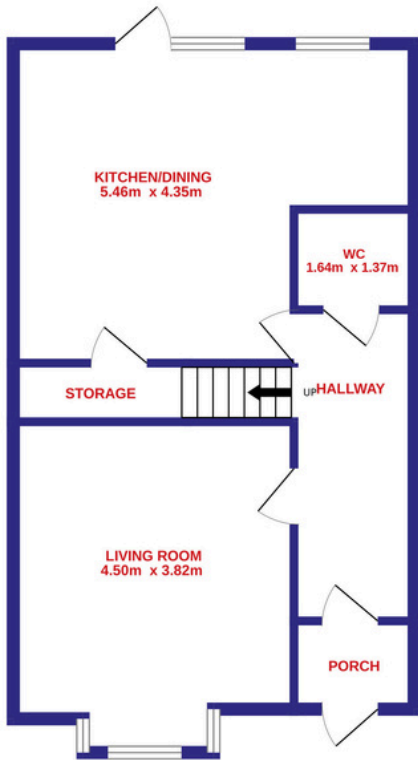
3.06m x 1.98m (10'0" x 6'4")

This is a beautifully appointed en suite bathroom with very attractive neutral décor, a Velux window, modern floor and wall tiling, centre light fitting and radiator. There is a three piece suite including a built-in shower cubicle incorporating a Triton Novel SR electric shower.

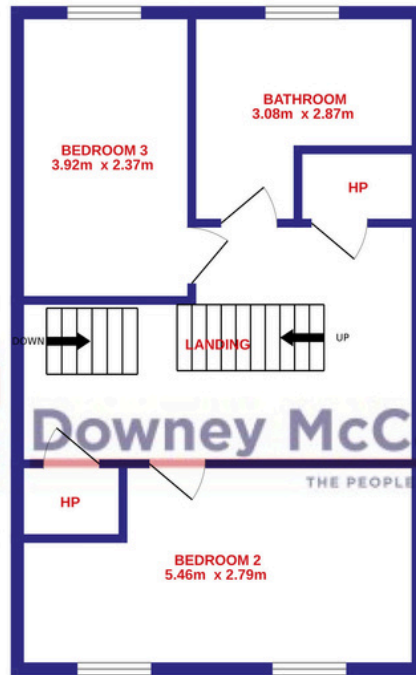


# | FLOOR PLAN

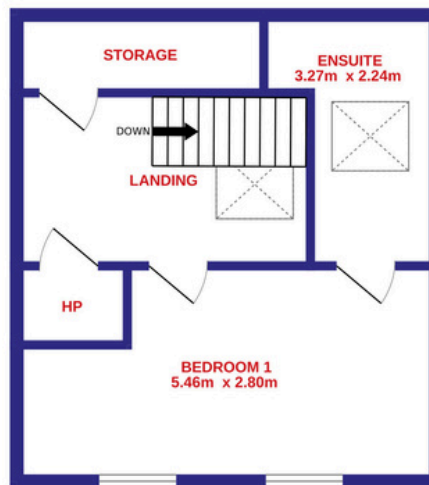
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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## | GARDENS AND EXTERIOR



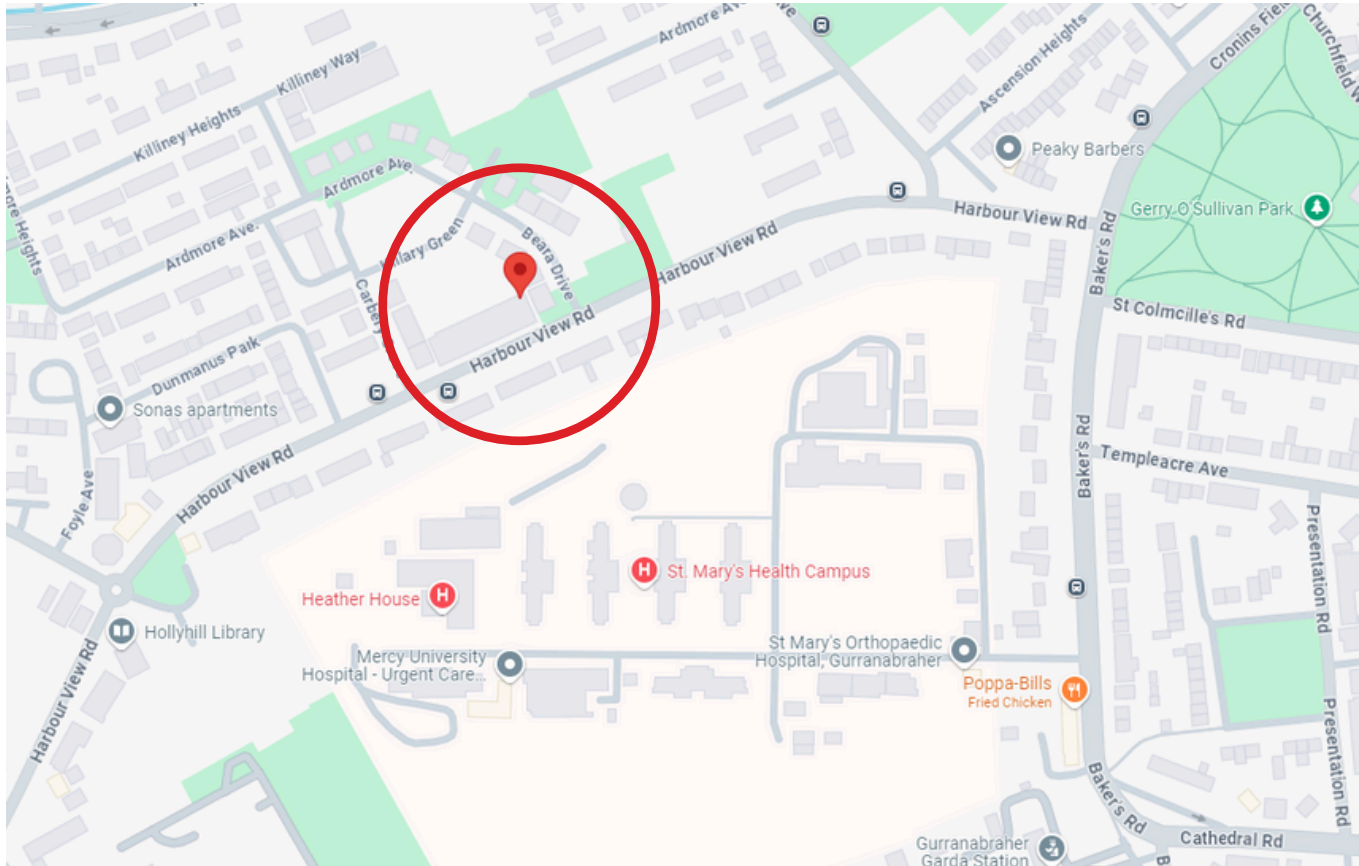
The front of the property is maintenance free and offers off street parking. There are beautifully maintained shrubs and plants to either side of the driveway.

The rear of the property is fully enclosed with block built walls and fencing. The area has been well-maintained throughout, and steps from a small patio area lead to a gravelled section which is maintenance free.



## | DIRECTIONS

Please see Eircode is T23 PKT5 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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