

101 Weston View, Carrigaline, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned and excellent presented, three bedroom semi-detached property, conveniently located within a 10 minute walk to all services and amenities in Carrigaline. The property offers a host of tasteful extras to include a recently installed fitted kitchen, impressive flooring, and a superb rear garden.



AMV: €335,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

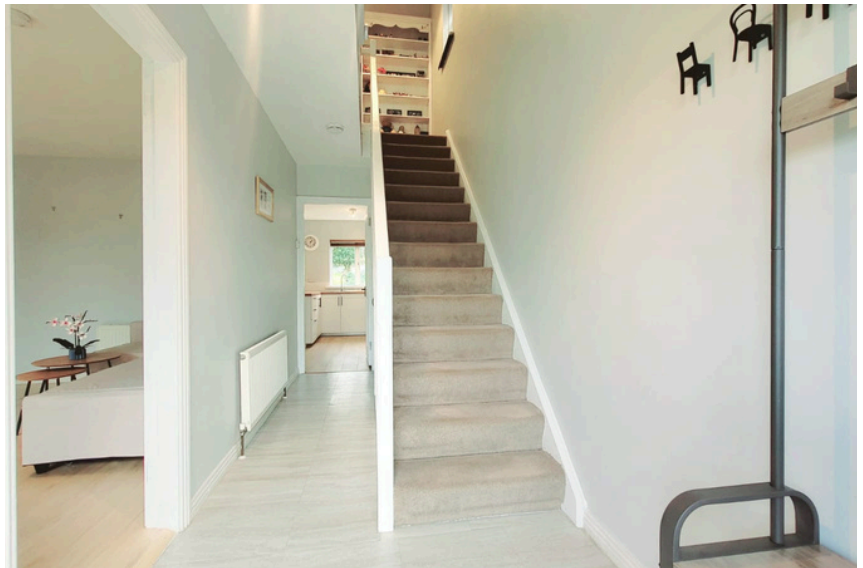
| FEATURES

- Approx. 95.8 Sq. M. / 1,031 Sq. Ft.
- Built in 1998
- BER C1
- Gas fired central heating
- Double glazed PVC windows
- New modern fitted kitchen
- Newly refurbished en suite bathroom
- Three spacious bedrooms
- Superb rear garden set across three levels which is fully enclosed
- Excellent location within a 10 minute walks to all amenities and services in Carrigaline
- Ideal first time buy/investment opportunity

| RECEPTION HALLWAY

5m x 1.75m (16'4" x 5'7")

A teak door with glass side panelling allows access to the main reception hallway. The bright and spacious hallway has attractive décor with Amtico style floor covering, one centre light piece, one radiator, two power points, one telephone point and extensive under stair storage.



| GUEST W.C

1.95m x 0.7m (6'3" x 2'2")

The guest w.c features a two piece suite. The area has one window to the side of the property, one centre light piece, and the gas boiler is housed within the area.

| LIVING ROOM

4.88m x 3.46m (16'0" x 11'3")

A superb main living space has a feature bay window to the front of the property, and attractive décor with high quality laminate timber flooring. The area has an open fireplace, one centre light piece, one large radiator, six power points, and one television point.



| KITCHEN/DINING

3.9m x 5.35m (12'7" x 17'5")

A superb open plan kitchen/dining area features modern fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel double mixer sink, and plumbing for a washing machine. There is one window to the rear of the property, double doors allowing access to the rear patio, and a teak door with glass panelling allow access to the side of the property. The room has laminate timber flooring, two light pieces, extensive dining space, one large radiator, and throughout the room there are eleven power points.



| STAIRS AND LANDING

3.2m x 2.35m (10'4" x 7'7")

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 with Venetian blinds, one centre light piece and a built-on storage/display cabinet. The area offers a hot press area which is shelved for storage, and a Stira staircase allowing access to a partly floored attic.



| BEDROOM 1

3.95m x 3m (12'9" x 9'8")

A spacious double bedroom has one window to the front 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 and attractive décor. There is one centre light piece, one radiator, six power points, and a door to the en suite bathroom.



| EN SUITE

1.84m x 2.43m (6'0" x 7'9")

This newly refurbished en suite bathroom features a three piece suite including a Mira electric shower. The room boasts modern tiling, a heated towel rail, and a cantilever sink with integrated storage.



| BEDROOM 2

3.95m x 2.9m (12'9" x 9'5")

A spacious double bedroom 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, one radiator, one centre light piece, and four power points.



| BEDROOM 3

3m x 2.35m (9'8" x 7'7")

A large single bedroom has one window to the rear of the property including a roller blind. The room has solid timber flooring sanded and varnished to a high quality finish, one centre light piece, one large radiator, and four power points.



| BATHROOM

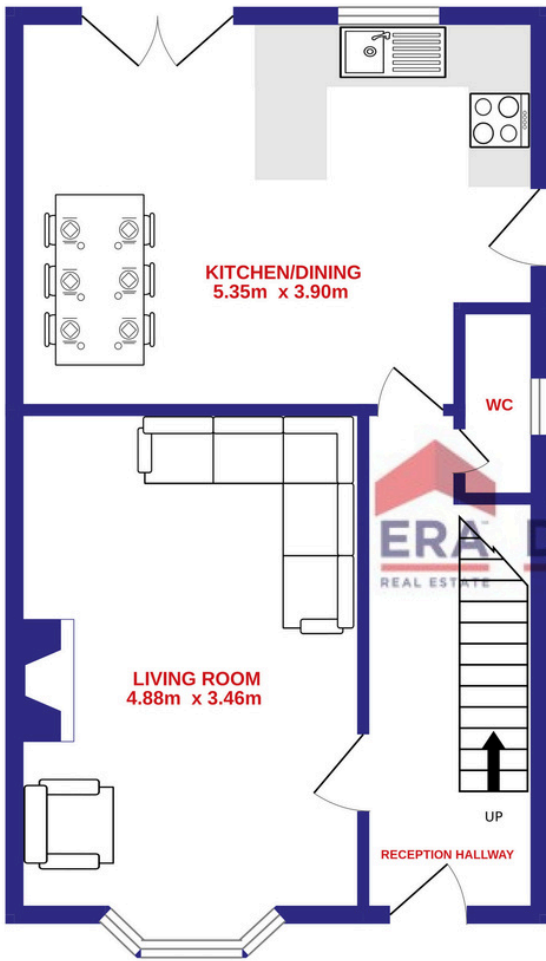
2.57m x 1.97m (8'4" x 6'4")

The family bathroom features a four piece suite including a Mira Spirit electric shower fitted over the bath. The area has floor and wall tiling, one window to the front of the property, integrated storage, and one centre light piece.

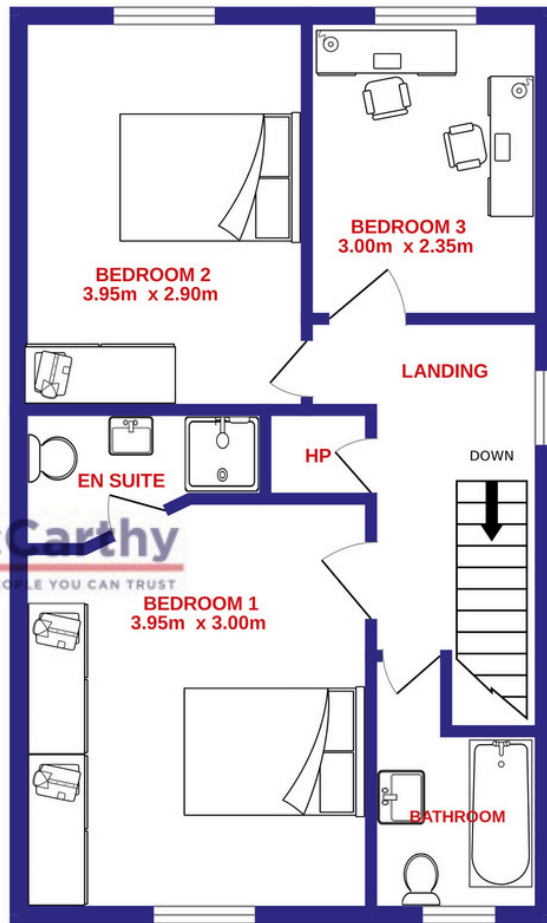


| FLOOR PLAN

GROUND FLOOR

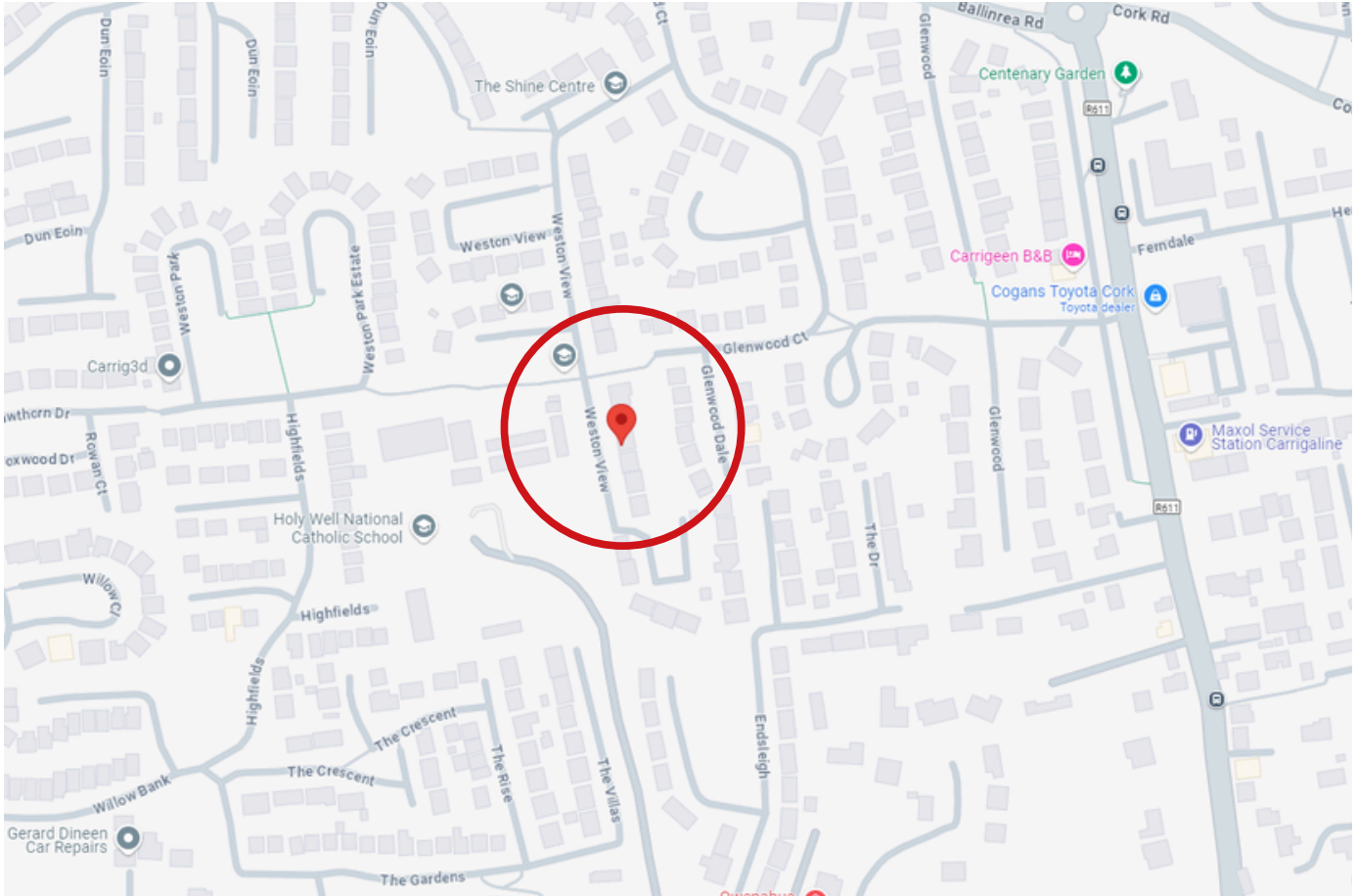


1ST FLOOR



| DIRECTIONS

Please see Eircode P43 XY80 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy

THE PEOPLE YOU CAN TRUST

Solicitor Details:

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