

## 30 Norwood Court, Rochestown, Cork



ERA Downey McCarthy Auctioneers are delighted to present this exclusive, detached family home to the market. With bright and spacious living accommodation, four bedrooms, and three bathrooms, No. 30 is ideally located just off the Rochestown Road, in a mature and much sought after residential development. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, sitting room, kitchen, open plan living/dining area, utility room and guest bathroom on the ground floor. Upstairs the property offers four spacious bedrooms, master bedroom comes with an en suite bathroom plus we have the main family bathroom.

**AMV: €595,000**

**BER C2**

**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. 146.25 Sq. M. / 1,574 Sq. Ft.
- Built in 1997
- BER C2
- Four spacious double bedrooms upstairs
- Light-filled accommodation throughout
- Private driveway offers off street parking
- EV charger installed
- South facing rear garden which is fully enclosed
- Situated in a quiet cul-de-sac
- Superb location close to local amenities
- Only 3.5 kms to Douglas Village
- On the 216 and 223 bus route
- Easy access to the South Ring Road, Cork City Centre, Jack Lynch Tunnel etc.

## | RECEPTION HALLWAY

3.83m x 2.82m (12'5" x 9'2")

An impressive arched porch with tile flooring allow access to a solid teak door, leading you through to the main reception hallway. The hallway has tile flooring, one window to the front of the property, one radiator, under stair storage, neutral décor, recessed spot lighting, and one wall-mounted light fitting.



## | SITTING ROOM

3.64m x 3.19m (11'9" x 5'4")

The sitting room has two windows overlooking the front of the property, timber flooring, recessed spot lighting, a large radiator, a fireplace with stove insert, built-in display cabinets, and one television point.



## | KITCHEN

3.62m x 4.56m (11'8" x 14'9")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter, two windows to the rear, a stainless steel sink, plumbing for a washing machine and a dishwasher, space for a large American style fridge freezer, and space for two ovens, hob, and extractor fan. The room has one large radiator, tile flooring, and recessed spot lighting. An open arch allows access into the living/dining area.



## | LIVING/DINING AREA

7.54m x 3.62m (24'7" x 11'8")

The open plan living/dining room is dual aspect with two windows to the front of the property and two windows to the rear. The area has solid timber flooring, two light fittings, a feature marble fireplace with gas insert, one television point, two radiators, and neutral décor. Double doors allow access to the rear garden.



## | UTILITY ROOM

2.62m x 1.5m (8'5" x 4'9")

The utility room has one window to the rear and one window to the side, a continuation of the tile flooring, plumbing for a washing machine and tumble dryer, a door allowing access to the rear garden, and a door to the guest w.c. The gas boiler and water tank are also housed within this area.



## | GUEST W.C

0.92m x 1.49m (3'0" x 4'8")

The guest w.c features a two piece suite, one frosted window to the side, one centre light fitting, and tile flooring.



## | STAIRS AND LANDING

4.53m x 3.88m (14'8" x 12'7")

The stairs and landing are fully carpeted throughout. At the top of the landing there is one window to the front of the property, recessed spot lighting, and a Stira staircase allows access to the attic.



## | BEDROOM 1

4.42m x 3.64m (14'5" x 11'9")

This spacious double bedroom has two windows overlooking the rear of the property, high quality timber flooring, built-in units for storage, large radiator, recessed spot lighting, and a door allowing access to the ensuite bathroom.



## | EN SUITE

2.89m x 0.87m (9'4" x 2'8")

The en suite features a three piece suite including a shower cubicle incorporating a Mira Elite QT electric shower, floor and wall tiling, centre light fitting, wall-mounted mirror, neutral décor, an extractor fan, and a frosted window overlooking the rear of the property.



## | BEDROOM 2

2.87m x 3.61m (9'4" x 11'8")

Another double bedroom has two windows overlooking the front of the property, high quality timber flooring, built-in units for storage, radiator, neutral décor, and centre light fitting.



## | BEDROOM 3

3.35m x 3.23m (10'9" x 10'5")

This double bedroom has two windows to the front of the property, high quality timber flooring, built-in units for storage, radiator, and centre light fitting.



## | **BEDROOM 4**

3.95m x 2.65m (12'9" x 8'6")

This double bedroom has one window to the rear of the property, high quality timber flooring, built-in units for storage, radiator, and centre light fitting.



## | **MAIN BATHROOM**

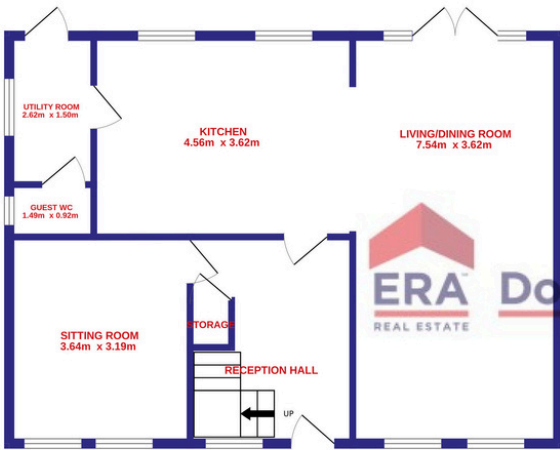
2.89m x 2.36m (9'4" x 7'7")

The main family bathroom features a three piece suite including a large, built-in shower cubicle incorporating a power shower off the mains, floor and wall tiling, attractive décor, frosted window overlooking the rear of the property, radiator, and recessed spot lighting.

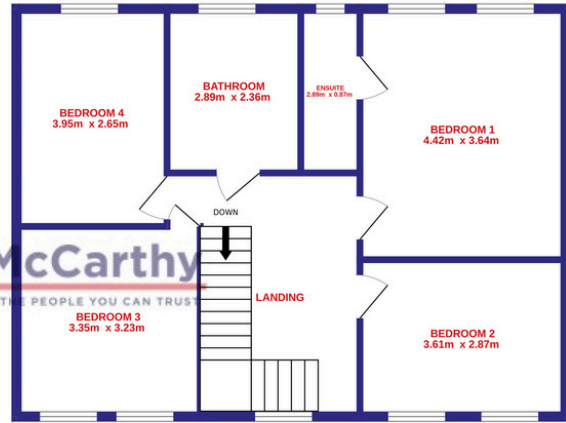


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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

## | GARDENS AND EXTERIOR



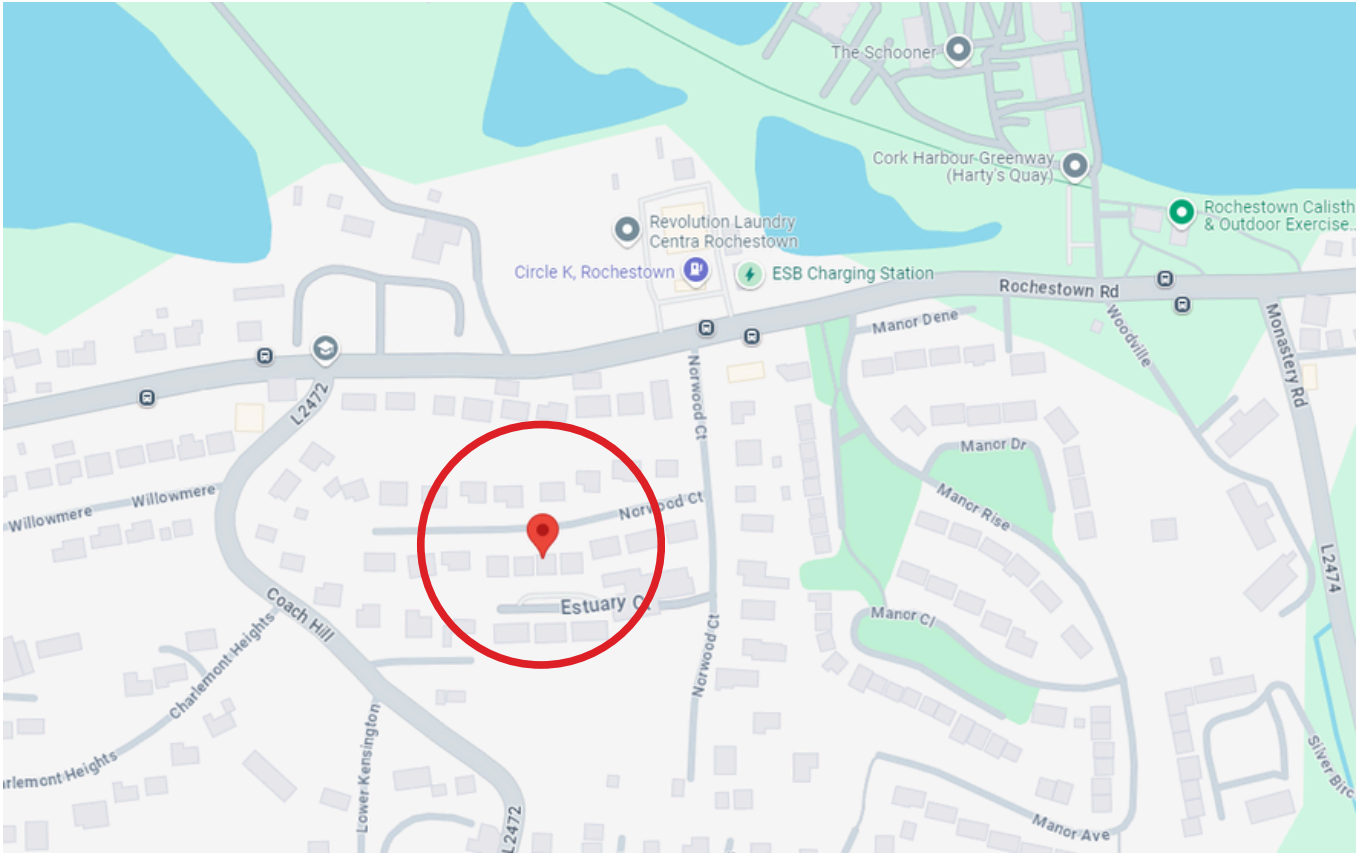
The front of the property is fully enclosed with block built walls, mature hedging, and a secure timber gate. There is a spacious driveway to accommodate off street parking for two/three vehicles, and a garden area which is laid to lawn. The property also offers an EV charger.

The rear of the property is fully enclosed and maintenance free. There are mature shrubs and plants, and the area offers a superb south facing aspect.



## | DIRECTIONS

Please see Eircode T12 HYE6 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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