

## 4 The Laurels, Fota Rock, Carrigtwohill, Cork



ERA Downey McCarthy Auctioneers is delighted to present to the market this well-maintained and attractive two bedroom terraced property, located in a quiet cul-de-sac within the Fota Rock development in Carrigtwohill. The property offers bright accommodation throughout and is within easy access to Carrigtwohill village, the train station and the N25 road network.



**AMV: €245,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 71.2 Sq. M. / 766 Sq. Ft.
- Built in 2004
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Double glazed windows
- Two spacious bedrooms
- Enclosed rear garden which is maintenance free
- Ample parking within a quiet cul-de-sac location
- Walking distance to Carrigtwohill village and all amenities including bars, restaurants, schools, shops and pharmacy
- Easy access to the N25 offering easy access to Cork city
- 5 minute walk to train station which offers services to Cork, Cobh and Midleton

## | RECEPTION HALLWAY

6.09m x 1.25m (19'9" x 4'1")

A PVC door with large glass panelling allows access into the main reception hallway. The bright hallway has tile flooring, neutral décor, one centre light piece.



## | LIVING ROOM

4.66m x 2.7m (15'2" x 8'8")

The main living room has one large window to the front of the property which allows extensive natural light to flood the area. The room has attractive neutral décor, laminate timber flooring, wall-mounted electric fireplace, one centre light piece, ten power points and under stair storage. A door allows access to the rear hall.





## | REAR HALL

1.01m x 1.98m (3'3" x 6'4")

Accessed from the living room, the rear hallway has tile flooring, access to a hot press which is shelved for storage and a door to the guest w.c.



## | GUEST W.C

1.7m x 1.33m (5'5" x 4'3")

The guest w.c features a two piece suite, tile flooring, tiled splashback above the sink, neutral décor, extractor fan, and one centre light piece.



## | KITCHEN/DINING

2.85m x 4.05m (9'3" x 13'2")

Accessed via the rear hallway, the kitchen/dining area has a PVC door with glass panelling allowing access to the rear of the property, and one window overlooking same. The kitchen has modern fitted units at eye and floor level in an L-shape with worktop counter and tiled splashback. The kitchen includes an integrated electric oven/hob/extractor fan, space for a fridge freezer, plumbing for a dishwasher, plumbing for a washing machine, and a stainless steel sink. The room has tile flooring, one radiator, neutral décor, six power points, and one centre light piece.



## | STAIRS AND LANDING

2.71m x 2.08m (8'8" x 6'8")

A timber staircase leads you up to the first floor. The landing area has timber flooring, one centre light piece, access hatch to the attic and two power points.



## | BEDROOM 1

3.18m x 4.02m (10'4" x 13'1")

This spacious double bedroom has one window to the front of the property, laminate timber flooring, neutral décor, one radiator, one centre light piece, and six power points.



## | BEDROOM 2

3m x 4.06m (9'8" x 13'3")

Another large double bedroom has one window to the rear of the property, laminate timber flooring, neutral décor, one radiator, one centre light piece, four power points and a double built-in wardrobe unit.





## | BATHROOM

2.38m x 1.85m (7'8" x 6'0")

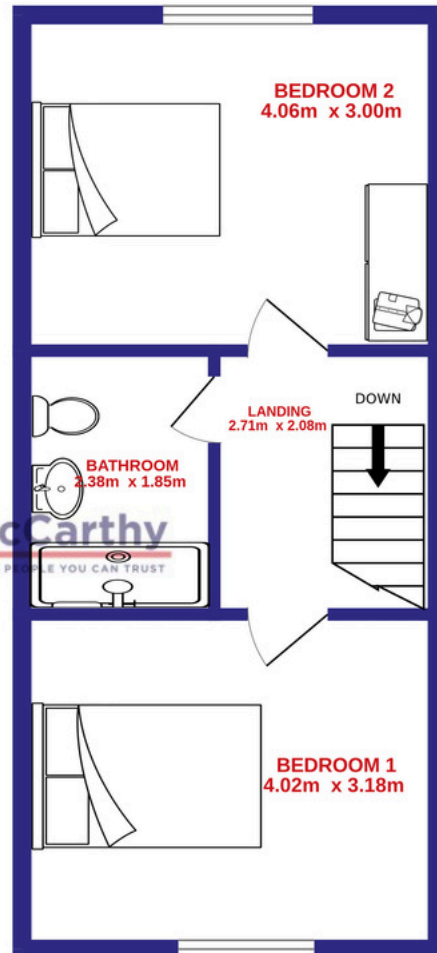
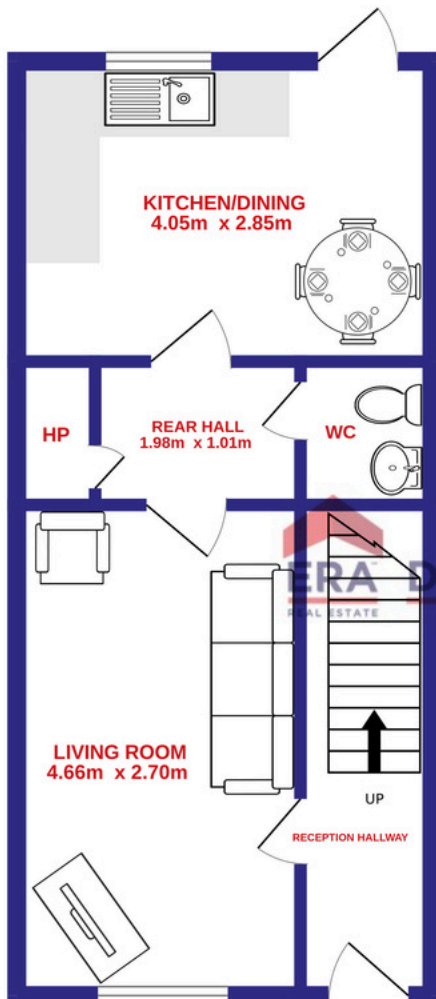
The beautifully appointed main family bathroom features a three piece suite including a large walk-in shower cubicle, one modern floor and wall tiling, attractive neutral décor, one radiator, one centre light piece, extractor fan and one radiator.



## | FLOOR PLAN

GROUND FLOOR

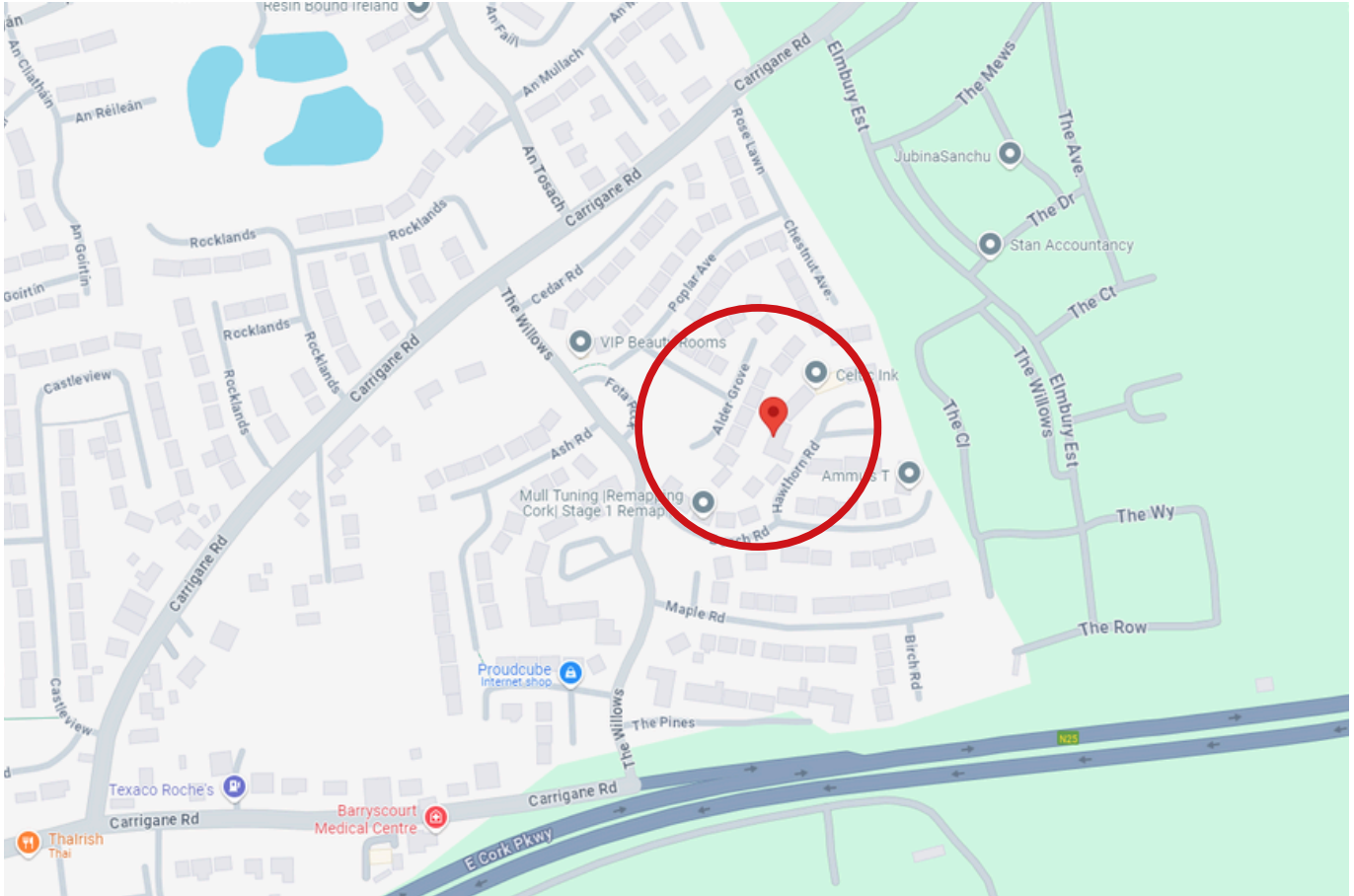
1ST FLOOR



ERA Downey McCarthy  
REAL ESTATE  
THE PEOPLE YOU CAN TRUST

## | DIRECTIONS

Please see Eircode T45 D660 for directions.



## | ALL ENQUIRIES TO:

**Judy O'Brien**  
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### Solicitor Details:

Eoin Murphy, Murphy Rice & Co. Solicitors, 103 Main Street, Midleton, Cork

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