

23 The Pines, Bridgemount, Carrigaline, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this beautifully presented, extended three bedroom semi-detached property with a superb attic conversion situated within a quiet cul-de-sac in the popular Bridgemount development in Carrigaline. An ideal family home, this property benefits from superb internal finishes and a convenient location within walking distance to all amenities and services in Carrigaline.

Accommodation consists of reception hallway, living room, an extended open plan kitchen/dining area, and a superb sun room on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite and the main family bathroom. A superb attic conversion is suitable as a storage area.

AMV: €375,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Superb extended 3 bedroom semi-detached property
- Fantastic attic conversion
- Approx. 127.3 Sq. M. / 1,370 Sq. Ft.
- Built in 2000
- BER C2
- Beautiful décor throughout
- Gas fired central heating
- Double glazed windows
- Three spacious double bedrooms
- Fully enclosed rear garden
- Sought after location conveniently located within walking distance to all amenities and services in Carrigaline
- Short drive to Ringaskiddy, Cork Airport, Cork city centre
- On the 225 bus route
- Easy access to N28 road network

| PORCH

0.75m x 2.35m (2'4" x 7'7")

A sliding door allow access to the porch which has tile flooring, two power points and recessed spot light. There is one window to the side, and a palladio front door allows access into the main reception hallway.

| RECEPTION HALLWAY

4.94m x 1.75m (16'2" x 5'7")

The bright reception hallway has wide plank oak effect timber flooring, one large radiator, recessed spot lighting and attractive neutral décor. There is one window to the front of the property, under stair storage, and a door allowing access to the guest w.c.



| GUEST W.C

1.46m x 0.74m (4'7" x 2'4")

The guest w.c features a two piece suite, modern floor and wall tiling, one centre light piece, and one extractor fan.

| LIVING ROOM

4.42m x 3.49m (14'5" x 11'4")

A superb main living room has one window to the front of the property, wide plank oak effect timber flooring, attractive neutral décor and a feature cast iron insert fireplace with timber surround. There is one centre light piece, one large radiator, and six power points.



| OPEN PLAN KITCHEN/DINING

5.8m x 5.46m (19'0" x 17'9")

This spectacular, dual aspect room has wide plank oak effect timber flooring, recessed spot lighting, and attractive neutral décor throughout. There is one window overlooking the rear garden, one window to the side, and a Velux window flooding the area with natural light.

The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tile splashback. The kitchen includes a stainless steel sink, double oven, hob, extractor fan, built-in dishwasher, ample storage space, and ample power points.

There is extensive dining space, one centre light piece, and an open arch allows access to a beautiful rear sun room.



| SUN ROOM

5.25m x 2.89m (17'2" x 9'4")

This impressive rear sun room has wide plank oak effect timber flooring, a timber panelled ceiling, and recessed spot lighting throughout. There is one large radiator, six power points, and attractive neutral décor. There is one Velux window, three windows to the rear, and French double doors allowing access to the garden.



| FIRST FLOOR STAIRS AND LANDING

The stairs to the first floor has carpet flooring. At the landing area there is a frosted window to the side of the property, wide plank oak effect timber flooring, a smoke alarm, recessed spot lighting, neutral décor, and access to a hot press.



| BEDROOM 1

3.75m x 2.69m (12'3" x 8'8")

A spacious double bedroom has one window to the front of the property, wide plank oak effect timber flooring and attractive décor. There is one large radiator, one centre light piece, and a door allowing access to the en suite bathroom.



| EN SUITE

0.89m x 2.47m (2'9" x 8'1")

An impressively appointed en suite bathroom features a three piece suite including a Mira Go electric shower. The room is finished with modern floor and wall tiling, a heated towel rail, a wall-mounted mirror with integrated LED lighting, recessed spot lighting, and recessed storage space.



| BEDROOM 2

3.02m x 3.26m (9'9" x 10'6")

This double bedroom has one window to the rear of the property, wide plank oak effect timber flooring and attractive décor. There is one large radiator, one centre light piece, and four power points.



| BEDROOM 3

2.69m x 2.39m (8'8" x 7'8")

Currently in use as a home office, this bedroom has one window to the front of the property and is finished with wide plank oak effect timber flooring. The room offers attractive décor, one radiator, one centre light piece, and four power points.



| BATHROOM

1.93m x 2.04m (6'3" x 6'6")

The main family bathroom features a four piece suite including an electric Mira Sport electric shower fitted over the bath. The room is finished with modern floor and wall tiling, one frosted window, neutral décor, one centre light piece, and a heated towel rail.



| SECOND FLOOR STAIRS AND LANDING

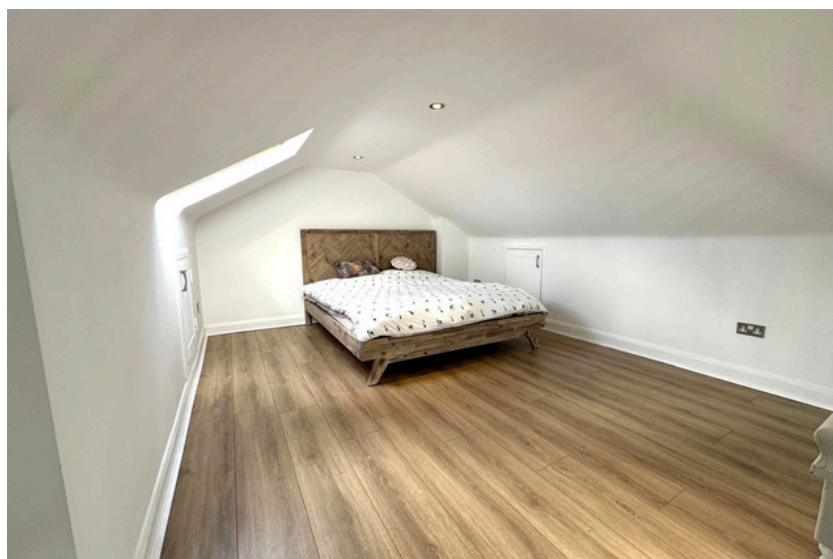
3.73m x 1m (12'2" x 3'2")

Carpeted stairs lead to the converted attic space.

| CONVERTED ATTIC

3.49m x 5.22m (11'4" x 17'1")

This is a superb area which features wide plank oak effect timber flooring and it has been attractively decorated. The room has a Velux window, recessed spot lighting, and eight power points. The room is suitable for storage purposes.

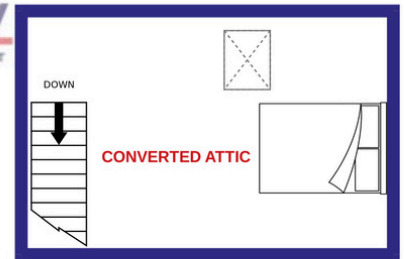
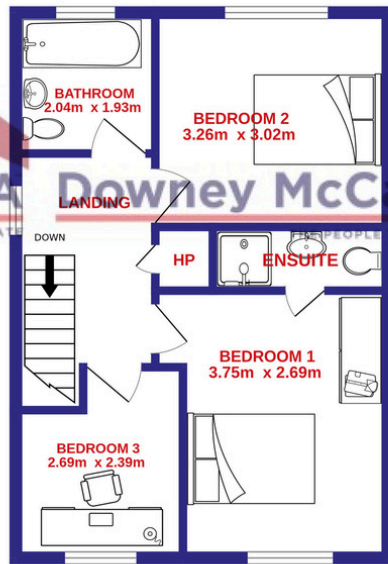
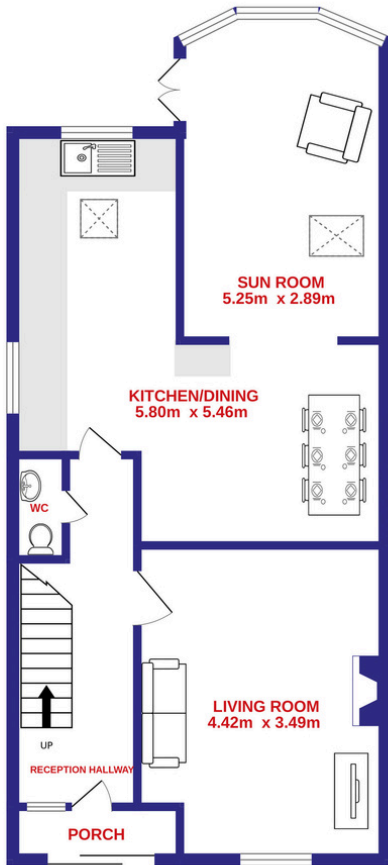


| FLOOR PLAN

GROUND FLOOR

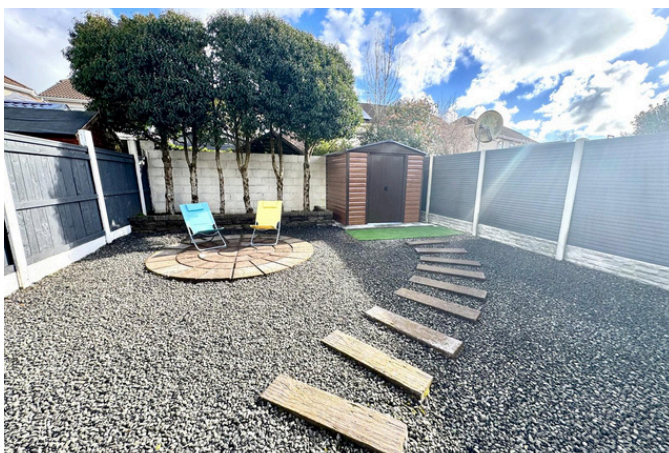
1ST FLOOR

2ND FLOOR



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| GARDENS AND EXTERIOR

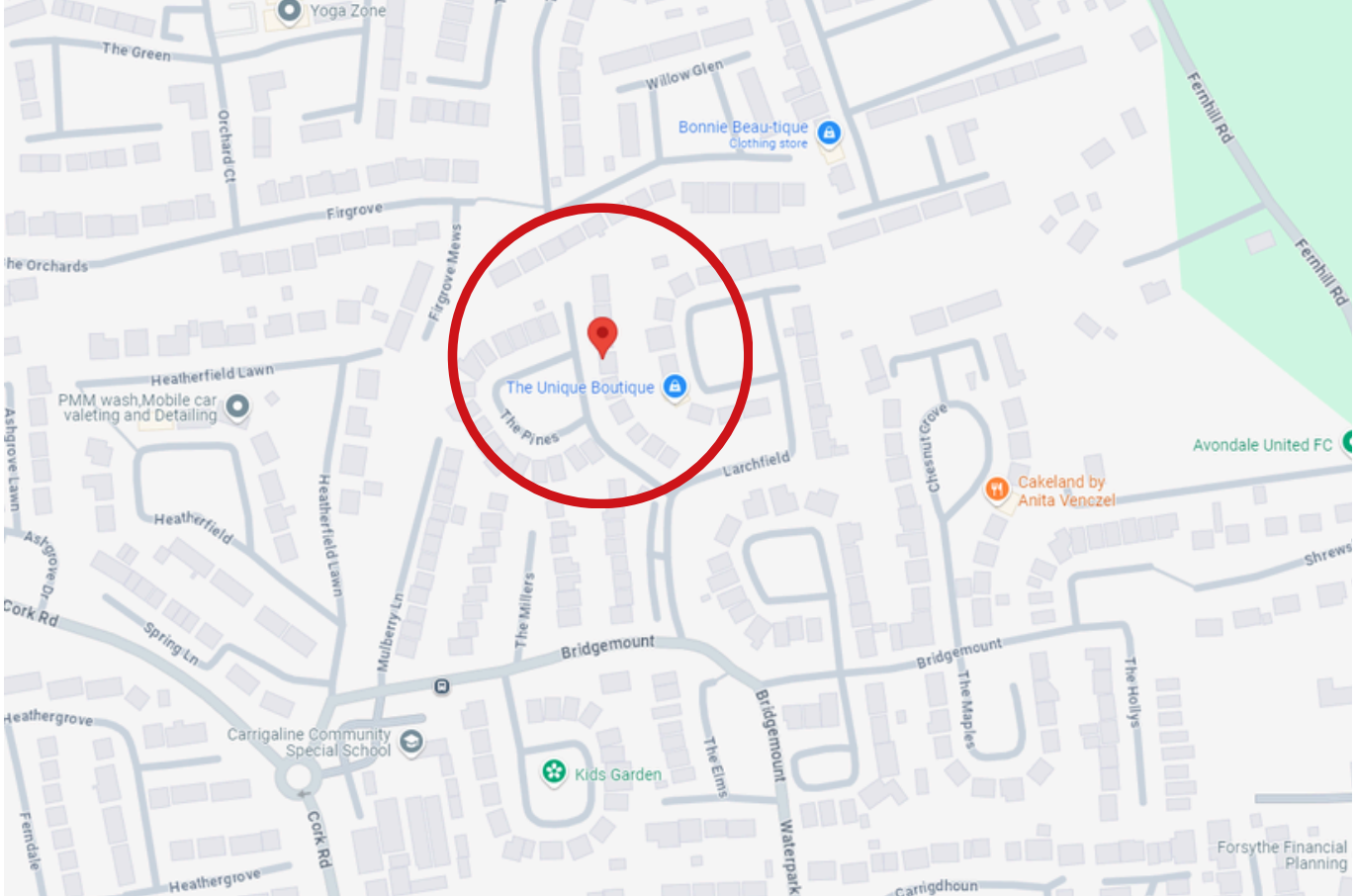


The front of the property has a concrete driveway accommodating off street parking for one car with lawned areas to either side. A secure gate to the side allows access to the rear garden.

The rear of the property is fully enclosed and has a patio area located off the sun room, a maintenance free garden, a second circular patio area for outdoor dining.

| DIRECTIONS

Please see Eircode P43 X718 for directions.



| ALL ENQUIRIES TO:

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THE PEOPLE YOU CAN TRUST

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