

3 The Orchard, Rossa Avenue, Bishopstown, Cork



ERA Downey McCarthy are delighted to present to the market this immaculate, four bedroom semi-detached property in the highly desirable residential location of Rossa Avenue, Bishopstown. The property benefits from it's positioning in a quiet cul-de-sac while still being within close proximity to MTU (formerly Cork IT), CUH/ CUMH and Wilton Shopping Centre. The property offers spacious gardens to the front, side and rear with some potential to extend, and would make an ideal family home.



AMV: €395,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 6.23m x 1.45m
- Guest W.C 1.3m x 2.03m
- Living/Dining Room 8.32m x 3.64m

The reception hallway has neutral décor, semi-solid timber flooring, two light fittings, one large radiator. A solid door allows access into the guest W.C.

The guest W.C has a two piece suite with a frosted window overlooking the side of the property. Features include tile flooring, neutral décor and a tile splash back surrounding the wash hand basin.

A very large open plan living/dining/family room. The room benefits from a dual aspect with one window overlooking the front of the property while another overlooks the rear, filling the space with extensive natural light. Other features include neutral décor, two light fittings, three radiators, timber flooring and ample power points throughout.



- Family Room 4.53m x 2.29m

The family room has two large windows from floor to ceiling and a glass door overlooking the front of the property which provides the room with extensive natural light. This room could have a number of different uses such as a home office or a playroom depending on your circumstances. The room benefits from one centre light fitting, timber flooring, one large radiator and two power points.



- Kitchen 3.6m x 3.74m

The kitchen has fitted units at eye and floor level with an extensive worktop counter and tile splash back. The kitchen has space for an oven, space for a fridge freezer

and a sink. Other features include one large window overlooking the rear of the property, neutral décor, one centre light fitting, one radiator, ample power points, timber flooring and the gas boiler is located in the kitchen. A solid door allows access into the utility area.



- Utility Room 1.94m x 1.85m

A useful space located off the kitchen, this room has plumbing for a washing machine, neutral décor, one centre light fitting, built-in storage and a solid wood door with frosted glass inserts allows access out to the side of the property.

- Stairs and landing 3.68m x 3.35m

The stairs and landing are fully carpeted throughout, on the turn of the stairs a large window overlooks the side of the property which floods the landing area with natural light. The landing has one centre light fitting and access to the hot press which has been shelved for storage.

- Bedroom 1 3.62m x 4.57m

A most spacious main bedroom with one large window overlooking the front of the property. The room benefits from neutral décor, luxury carpet flooring, one centre light fitting, two large radiators, ample power points and a door allows access into the en suite bathroom.



- En Suite 1.0m x 2.6m

The en suite has a two piece suite and a fully enclosed shower cubicle with a Triton Delta electric shower. The room has fully tiled walls from floor to ceiling, tile flooring, one radiator and a small storage press.

- Bedroom 2 3.5m x 3.6m A spacious double room that has one large window overlooking the rear of the property. Features include built-in units for storage, timber flooring, one large radiator, one centre light fitting and four power points.
- Bedroom 3 3.6m x 2.53m A double room with one window overlooking the front of the property. This room has built-in units for storage, timber flooring, one large radiator, one centre light fitting and three power points.
- Bedroom 4 3.5m x 2.0m A spacious single room with one window overlooking the rear of the property. The room benefits from luxury carpet flooring, neutral décor, one centre light fitting, one radiator and four power points.
- Main Bathroom 2.2m x 2.0m The main bathroom has a three piece suite with a Triton Delta electric shower fitted over fitted over the bath. The room has one frosted window overlooking the rear of the property, fully tiled walls, tile flooring and one centre light fitting.

Features

- 134 Sq. M / 1442 Sq. Ft
- Built in the 1990's
- Spacious side garden
- Potential to extend subject to planning
- PVC Double glazed windows
- Natural Gas fired central heating
- Much sought-after mature location
- Close to all amenities including MTU, UCC & CUH/CUMH
- Model Farm Road IDA Industrial Estate, Stryker etc within easy walking distance
- Close proximity to Wilton Shopping Centre and Bishopscourt
- Easy Access to South Ring Road
- Ideal family home or investment property

Directions

Please see Eircode T12 NA0E for directions.

	<p style="text-align: center;"> Michael Downey 60 South Mall, Cork 087 7777 117 michael@eracork.ie </p>
---	---

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



€395,000

PSRA Licence No. 002584