

17 The Orchards, Montenotte, Cork



ERA Downey McCarthy are delighted to offer to the market this superb four bedroom semi-detached property, situated in a quiet cul-de-sac in a sought after residential area in Montenotte, Cork. The property benefits from spacious living and bedroom accommodation, a fully enclosed rear garden, and its location a short walk to St. Luke's Cross and all amenities.

Accommodation consists of porch, reception hallway, guest w.c, family room/bedroom 5, spacious main living room, dining room, and kitchen on the ground floor. Upstairs the property has four bedrooms and the main family bathroom.

AMV: €425,000

BER E2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spacious family home
- Approx. 128.18 Sq. M. / 1,380 Sq. Ft.
- Built in 1972
- BER E2
- Oil fired central heating
- Double glazed PVC windows
- Four bedrooms
- Fully enclosed and spacious rear garden
- Off street parking
- Situated in a quiet cul-de-sac in a sought after residential area

| PORCH

3.2m x 1.3m (10'4" x 4'2")

A PVC door allows access to the large porch area. The dual aspect porch has one window to the front of the property, one window to the side, tile flooring, one radiator, timber panelled wall, two wall-mounted light pieces, and two power points. A door with side and top glass panelling allows access to the reception hallway.



| RECEPTION HALLWAY

3.85m x 1.5m (12'6" x 4'9")

The main reception hallway has carpet flooring, neutral décor, one large radiator, one centre light piece, one smoke detector, attractive covings, and under stair storage which has access to the alarm control panel. A door allows access to a guest w.c.



| GUEST W.C

0.8m x 2.3m (2'6" x 7'5")

The guest w.c features a two piece suite, lino flooring, one window to the side of the property, one radiator, and one centre light piece.



| LIVING ROOM

7.41m x 3.22m (24'3" x 10'5")

This superb and very spacious dual aspect room has one large window to the front of the property and one window to the rear, allowing extensive natural light to flood the area. The room has carpet flooring, neutral décor, attractive covings, a feature fireplace with electric stove insert, two radiators, two wall-mounted light pieces, one centre light piece, and six power points.



| DINING ROOM

2.8m x 4.1m (9'1" x 13'4")

The dining room has one window to the rear, carpet flooring, one centre light piece, one radiator, attractive covings, control panel for the heating, and four power points. A door with frosted glass panelling allows access to the kitchen.



| KITCHEN

3.1m x 2.04m (10'1" x 6'6")

The kitchen has solid fitted units at eye and floor level with worktop counter and tile splashback, one window overlooking the rear garden, and a PVC door with glass panelling allowing access to same. The room has tile flooring, one centre light piece, a stainless steel sink, washing machine, and a freestanding oven.



| FAMILY ROOM/BEDROOM 5

5.1m x 2.32m (16'7" x 7'6")

This versatile second living space has one large window to the front of the property, carpet flooring, one radiator, neutral décor, two light pieces, access to the fuse box, and six power points.



| STAIRS AND LANDING

3.69m x 3.2m (12'1" x 10'4")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one large window to the side of the property, access to the hot press, one centre light piece, and one smoke detector.



| **BEDROOM 1**

3.35m x 3.89m (10'9" x 12'7")

The spacious double bedroom has one window to the front of the property, carpet flooring, one centre light piece, one radiator, built-in storage and vanity unit, attractive covings, and six power points.



| **BEDROOM 2**

3.29m x 3.14m (10'7" x 10'3")

Another spacious double bedroom has one window to the rear of the property, carpet flooring, one centre light piece, six power points, built-in storage space, and one radiator.



| **BEDROOM 3**

2.36m x 3.2m (7'7" x 10'4")

This double bedroom has one window to the front of the property, attractive covings, carpet flooring, one centre light piece, three power points, and one radiator.



| BEDROOM 4

2.9m x 2.23m (9'5" x 7'3")

A spacious single bedroom has one window to the rear of the property, carpet flooring, one centre light piece, one radiator, and two power points.



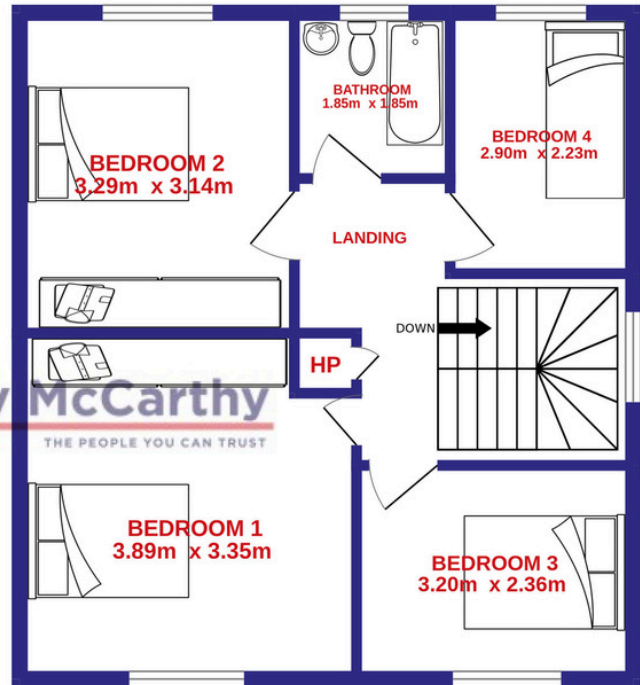
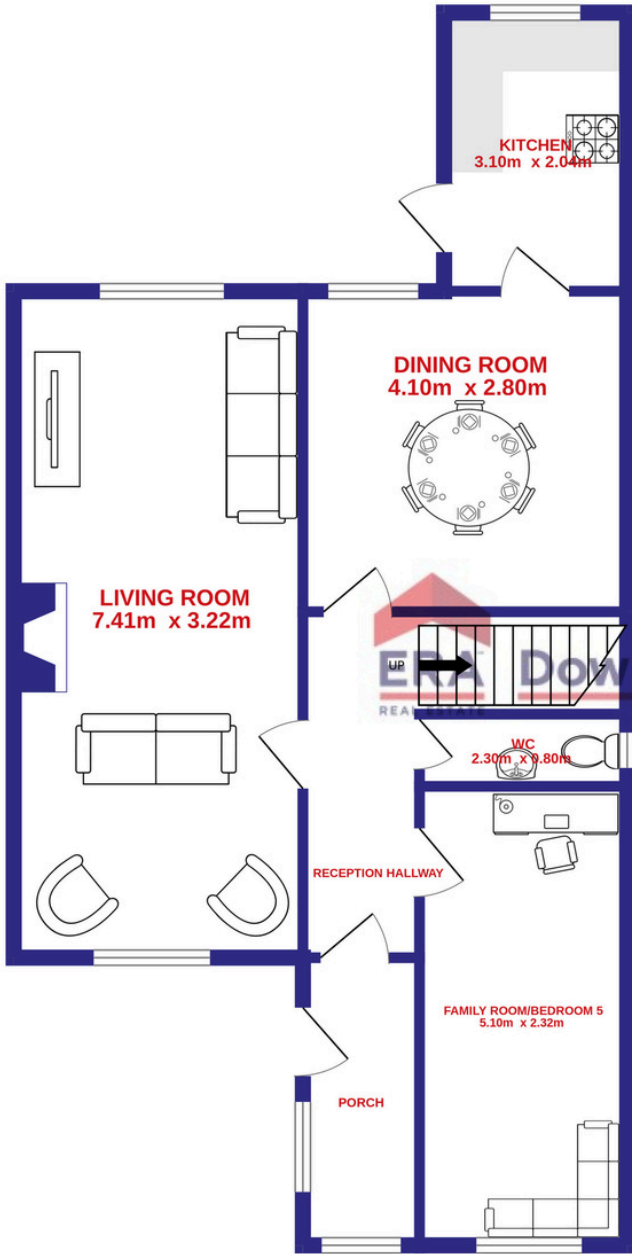
| BATHROOM

1.85m x 1.85m (6'0" x 6'0")

The main bathroom features a four piece suite including a mains operated shower and bath, carpet flooring, wall tiling, one frosted window to the rear, one radiator, and one centre light piece.



| FLOOR PLAN



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| GARDENS AND EXTERIOR

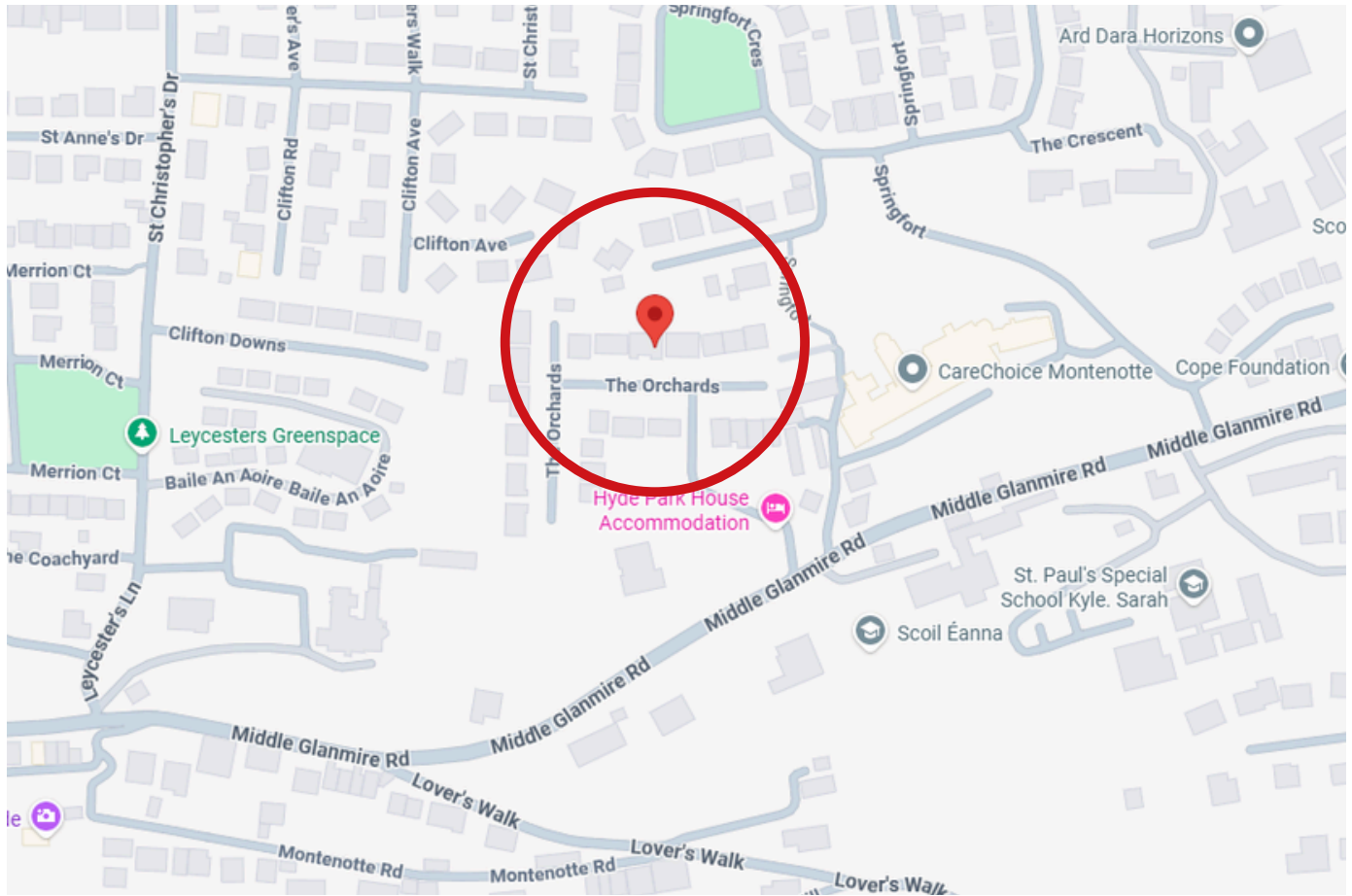


The front of the property is fully enclosed. There is a driveway to accommodate off street parking, and an attractive, landscaped and maintenance free gravel area with mature shrubs and plants. A stone path leads you to the front door.

The rear of the property is fully enclosed to all sides and offers a spacious rear garden which is laid to lawn. The oil burner and oil tank are located here, and there is a block built shed ideal for storage or for use as a workshop.

| DIRECTIONS

Please see Eircode T23 HD5X for directions.



| ALL ENQUIRIES TO:

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