

10 Cedar Grove, Bishopstown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and extended four/five bedroom semi-detached property with the benefit of a substantial attic room in the highly desirable location of Cedar Grove, Bishopstown. Occupying a pleasant site with a generous sunny south facing rear garden this property is sure to meet the requirements for any growing family.

This unrivalled residential location benefits from its close proximity to the CUH/CUMH Campus in Wilton, The Wilton Shopping Centre, local primary and secondary level schools, sporting & family recreational pursuits as well as the N40 road network.

Accommodation consists of a reception hallway, living room, kitchen/dining area, family room, bedroom 4, home office/bedroom 5, shower room, and utility room on the ground floor. Upstairs the property offers three spacious bedrooms, a family bathroom and a versatile attic conversion.

AMV: €495,000

BER D1

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PSRA No. 002584

| FEATURES

- Approx. 185 Sq. M / 1990 Sq. Ft.
- Built in 1956
- Underpinned & drains replaced in 2009 with certification on file
- Superb ground floor living accommodation
- South facing rear aspect
- Four/five spacious bedrooms with an option for 2 x ground floor bedrooms
- Gas fired central heating
- Ideal family home/Lucrative investment opportunity
- Sought after residential address within walking distance to CUH, MTU, Wilton Shopping Centre
- Easy access to N40 road network

| PORCH

An aluminium door with glass panelling allows access to a porch which has tile flooring and one wall-mounted light piece. This in turn allows access to a palladio composite door with attractive stain glass centre and side panelling, leading you through to the main reception hallway.

| RECEPTION HALLWAY

4.41m x 2.1m (14'4" x 6'8")

The main reception hallway features attractive décor with high quality laminate timber flooring. The area has covings surrounding the ceiling and centre light piece, built-in storage, one radiator, one alarm control point, one telephone point, and walk-in under stair storage space which is shelved.



| LIVING ROOM

3.62m x 4.08m (11'8" x 13'3")

A superb main living room has one window to the front of the property, including plantation shutters. The room has high quality laminate timber flooring, attractive décor, covings surrounding the ceilings and centre light piece, one large radiator and an open fireplace. Throughout the room there are three power points and double doors with glass panelling allow access to the dining room.



| OPEN PLAN KITCHEN/DINING

5.14m x 5.85m (16'8" x 19'1")

The kitchen features high quality fitted units at eye and floor level finished in a Prague ivory colour scheme with contrasting worktop counter tops. The area has attractive glass splashback, one Velux window to the rear of the room, and one feature centre light piece. The kitchen includes an integrated extractor hood, space for an oven and fridge freezer, plumbing for a dishwasher and a stainless steel sink with drainer unit. An open arch allows access to the dining room.



This extended dining room is finished with laminate timber flooring and boasts covings surrounding the ceiling. There is one centre light piece, attractive décor, four power points, and a gas stove with built-in display and storage cabinets on the left hand side.

An open arch from here allows access to a rear of the room which has laminate timber flooring, one radiator, one centre light piece, two power points, and a sliding door allows access to a rear decking area..



| FAMILY ROOM

6.08m x 3.29m (19'9" x 10'7")

An open arch from the kitchen allows access to an extended family room at the rear of the property. This superb room is the heart of this superb family home and features a bespoke corner window overlooking the garden and enjoying the south facing rear aspect. The room has laminate timber flooring, timber panelled walls and a fireplace with a Henley solid fuel stove. There are two light pieces, two wall-mounted light pieces, wall-mounted shelving, two radiators, six power points, and one television point. A door from the room allows access to a side lobby.



| SIDE LOBBY

5.97m x 1.85m (19'5" x 6'0")

This area has tiled flooring throughout. There is one centre light piece, one large radiator, built-in storage space, and a palladio door with glass panelling allows access to the side of the property. This area accommodates access to a ground floor double bedroom, home office/bedroom 5, and shower room.



| BEDROOM 4

4.57m x 2.68m (14'9" x 8'7")

A superb ground floor double bedroom has one window to the rear of the property, including a Venetian blind. The room has laminate timber flooring, built-in units from floor to ceiling surrounding the bed, one centre light piece, one large radiator, six power points, and one television point.



| UTILITY ROOM

The utility room features tile flooring. The room has plumbing for a washing machine, space for a dryer, wall-mounted shelving, and built-in storage space at eye level. There is one centre light piece and the gas boiler is also housed within this area.

| SHOWER ROOM

2.61m x 1.21m (8'5" x 3'9")

The shower room features a three piece suite including a double walk-in shower incorporating a Mira Elite SE electric shower. The room has impressive modern tiling from floor to ceiling, one window to the side of the property, recessed spot lighting, and one wall-mounted heater.



| HOME OFFICE/BEDROOM 5

4.45m x 2.37m (14'5" x 7'7")

Located at the front of the property, this room has one window with plantation shutters. This versatile room could serve a multitude of uses either as a home office, study, ground floor bedroom, or playroom. The room has laminate timber flooring, attractive décor, coving surrounding the ceiling, one centre light piece, one radiator, and four power points.



| STAIRS AND LANDING

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



| BEDROOM 1

2.63m x 4m (8'6" x 13'1")

A large double bedroom has one window to the rear of the property overlooking the garden and includes a curtain rail, curtains, and a Venetian blind. The room has high quality laminate timber flooring, attractive décor and an extensive array of built-in storage units from floor to ceiling. There is one centre light piece, one radiator, and four power points.



| BEDROOM 2

3.68m x 3m (12'0" x 9'8")

A large double bedroom has one window to the front of the property, including plantation shutters, a curtain rail and curtains. The room has superb laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one large radiator, and two power points.



| **BEDROOM 3**

2.59m x 3m (8'4" x 9'8")

This spacious single bedroom has one window to the front of the property, including plantation shutters, a curtain rail and curtains. The room has an extensive array of built-in units from floor to ceiling, attractive décor, one centre light piece, one radiator, two power points and one telephone point.



| **BATHROOM**

2.4m x 2.13m (7'8" x 6'9")

The family bathroom features a four piece suite including a Mira Elite ST electric shower fitted over the bath. The room has tile flooring, PVC wall panelling and one window to the rear of the property. There is one centre light piece, one radiator, access to the hot press area which is shelved for storage, and an access hatch to the attic.



| **ATTIC**

3.1m x 3.8m (10'1" x 12'4")

Located off the landing, a full staircase allows access to the attic conversion. This versatile room has one Velux window to the rear, two light pieces, carpet flooring, access into the eaves for additional storage, and four power points.

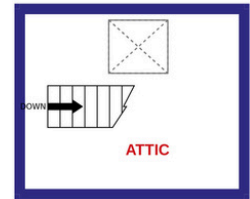
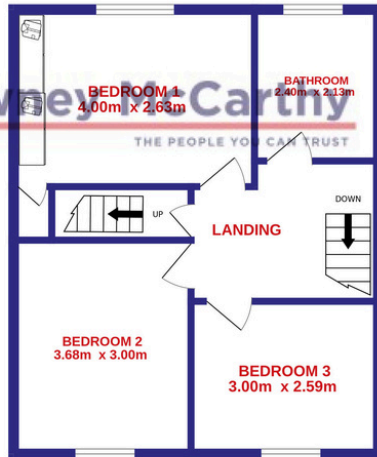
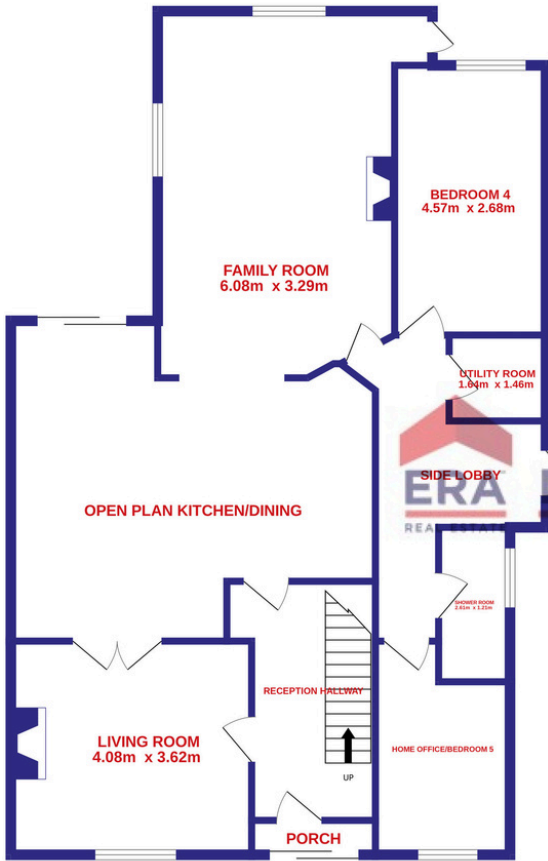


FLOOR PLAN

GROUND FLOOR

1ST FLOOR

ATTIC



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| GARDENS AND EXTERIOR



The front of the property is fully enclosed with block built walls and offers a concrete driveway to facilitate off street parking for two cars. The front garden is laid to lawn and is surrounded by an abundance of mature shrubs and plants.

The rear of the property offers a magnificent south facing aspect and is flooded with natural light throughout the day. The garden is laid to lawn and the property is fully enclosed with block built walls. The area benefits from extensive raised decking areas accessed off the living accommodation adding an dimension of living space to the property.

| DIRECTIONS

Please see Eircode T12 Y9YN for directions.



| ALL ENQUIRIES TO:

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