

## Montrose, 5 Richmond, Elmvale, Wilton, Cork



ERA Downey McCarthy are delighted to present to the market this four/five bedroom detached house in a mature private estate, situated in the highly sought after area of Elmvale in Wilton. The property offers spacious bedroom and living accommodation along with an ideal location close to all amenities including Wilton Shopping Centre, CUH, CUMH, MTU, UCC. Viewing highly recommended.

Accommodation consists of porch, reception hallway, guest w.c, living room, lounge, conservatory, kitchen, utility, bedroom 4, and an en suite bathroom on the ground floor. Upstairs the property offers three additional bedrooms and the main family bathroom.

**AMV: €425,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 133.03 Sq. M. / 1,432 Sq. Ft.
- Built in 1998
- BER C3
- Gas fired central heating
- South facing rear garden and patio area
- Detached garage (3m x 3m)
- Mature sought after location close to all amenities including Wilton Shopping Centre, CUH, CUMH, MTU, UCC
- Off street parking
- On the 214 and 219 bus routes
- Easy access to the N40 road network

## | PORCH

1.93m x 1.95m (6'3" x 6'3")

A sliding glass door allows access to the porch area which has porcelain tile flooring, timber panelled walls, one window to the side, and one centre light piece. A solid teak door with glass panelling allows access into the main reception hallway.



## | RECEPTION HALLWAY

5.39m x 1.76m (17'6" x 5'7")

The bright and welcoming reception hallway has porcelain tile flooring, attractive neutral décor, one feature centre light piece with ceiling rose, one large radiator, alarm panel, and access to a guest w.c with a two piece suite and tiling.



## | LIVING ROOM

5.12m x 3.27m (16'7" x 10'7")

The spacious main living room has two windows to the front of the property, allowing extensive natural light to flood the room. The area has carpet flooring, one feature centre light piece, three wall-mounted light pieces, neutral décor, one radiator, an open marble and mahogany surround fireplace, and six power points.



## | LOUNGE

3.52m x 4.21m (11'5" x 13'8")

This versatile room has tile flooring, neutral décor, one feature centre light piece with ceiling rose, neutral décor, an open fireplace, one radiator, and six power points. Sliding glass doors allow access to the superb conservatory.



## | CONSERVATORY

3.81m x 3.62m (12'5" x 11'8")

The beautiful south facing conservatory has tile flooring, windows to all sides, one wall-mounted light piece, neutral décor, one radiator, two power points, and a door allowing access to the rear patio.



## | KITCHEN

3.52m x 3.5m (11'5" x 11'4")

The kitchen features modern cream fitted units at eye and floor level, worktop counter, tile splashback, stainless steel sink, extractor fan, integrated dishwasher, space for a double oven and hob, and space for a fridge freezer. The area has neutral décor, one window overlooking the rear garden, attractive tile flooring, one radiator, one centre light piece, and ample power points. An open arch allows access to a rear hall with tile flooring, with doors allowing access to the utility room and back garden, respectively.



## | UTILITY ROOM

1.82m x 1.75m (5'9" x 5'7")

The utility room has tile flooring, plumbing for a washing machine, space for a freezer, six power points, one centre light piece, and a door allowing access to the ground floor bedroom.



## | BEDROOM 5

2.85m x 4.18m (9'3" x 13'7")

This spacious bedroom has glass double doors to the front of the property, laminate timber flooring, one feature centre light piece with ceiling rose, an access hatch to the attic, wallpapered walls, four power points, and one radiator. A sliding door allows access to the en suite bathroom.



## | EN SUITE

The en suite bathroom features a three piece suite including a shower cubicle incorporating a Mira Elite electric shower, attractive tiling throughout, one radiator, one centre light piece, and an extractor fan.



## | STAIRS AND LANDING

2.81m x 1.85m (9'2" x 6'0")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one feature centre light piece, neutral décor, one power point, an access hatch to the attic, and access to a hot press which is shelved for storage.



## | BEDROOM 1

3.39m x 3.11m (11'1" x 10'2")

This spacious double bedroom has one large window to the rear of the property, carpet flooring, one centre light piece, one large radiator, extensive built-in storage units, and four power points.



## | BEDROOM 2

3.13m x 2.97m (10'2" x 9'7")

Another generous sized double bedroom has two windows to the front, carpet flooring, one centre light piece, one large radiator, built-in storage units, and two power points.



## | BEDROOM 3

3.48m x 3.15m (11'4" x 10'3")

This double bedroom has one window to the rear, carpet flooring, one centre light piece, one radiator, and two power points.



## | BEDROOM 4

2.2m x 2.06m (7'2" x 6'7")

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



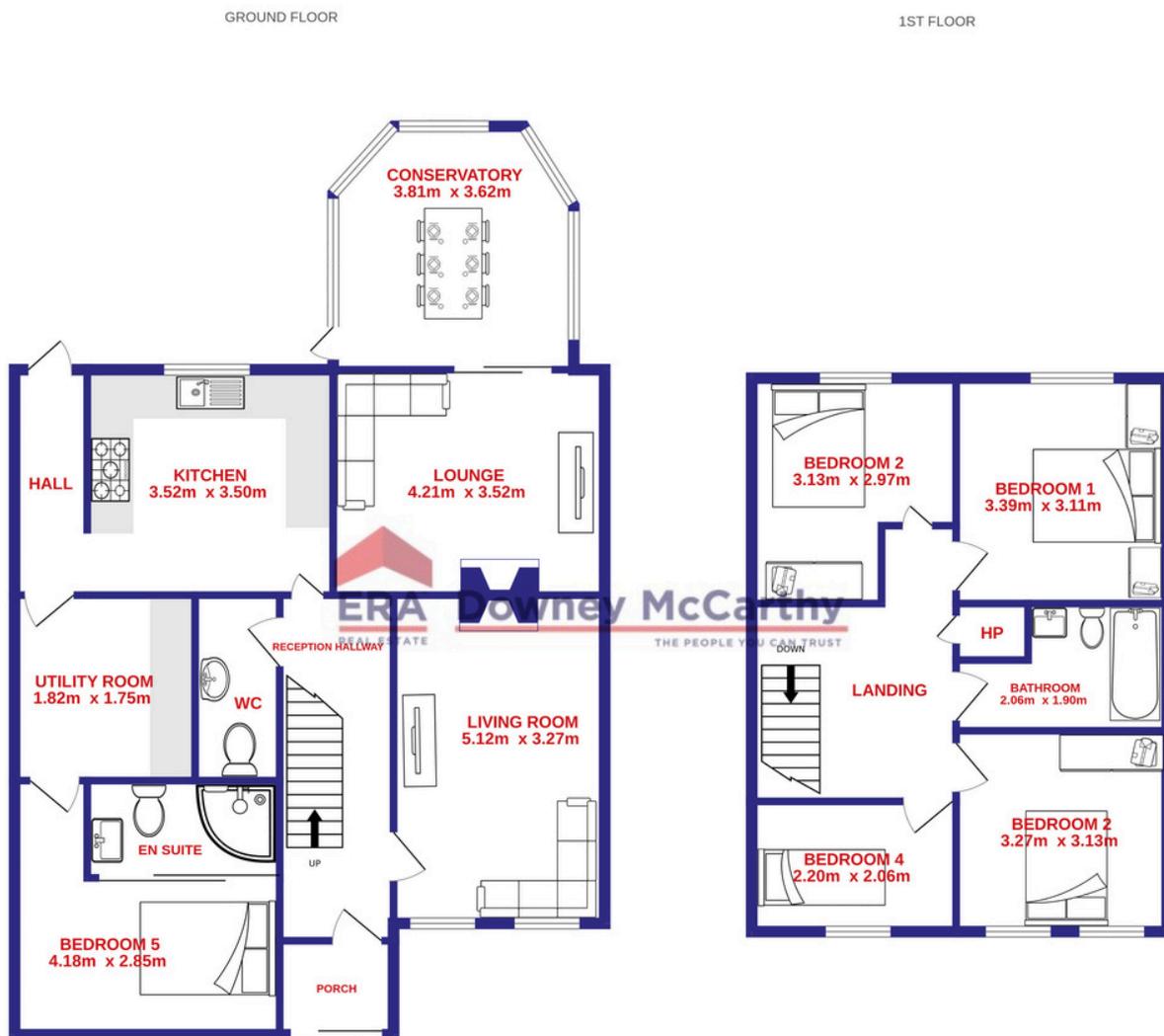
## | BATHROOM

1.9m x 2.06m (6'2" x 6'7")

The main family bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath, floor and wall tiling, one frosted window to the side, one large radiator, timber panelled ceiling, extractor fan, and one centre light piece.



## | FLOOR PLAN



## | GARDENS AND EXTERIOR

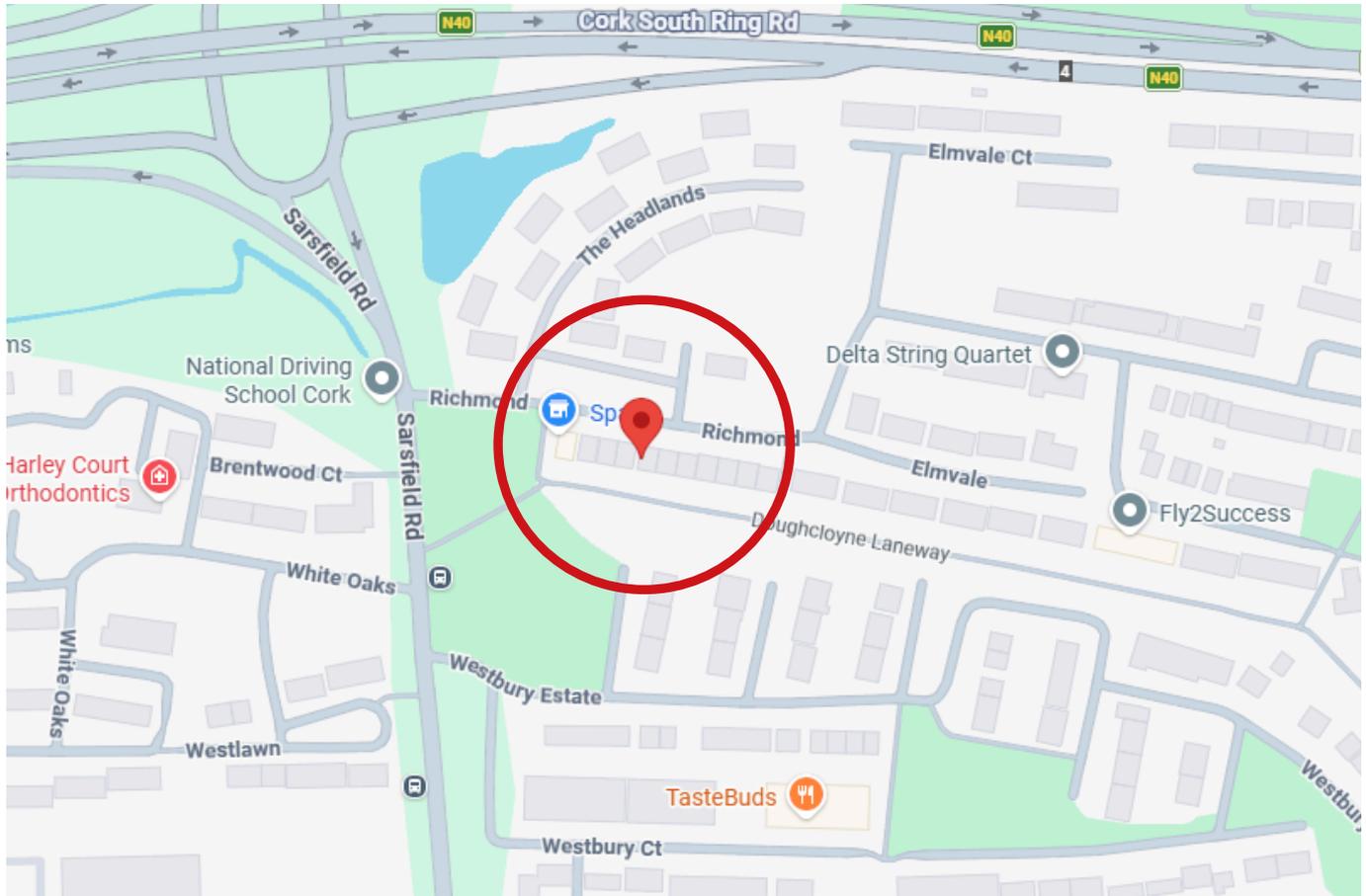


The front of the property is maintenance free offers an attractive limestone and slate driveway to facilitate off street parking for up to three vehicles.

The rear of the property boasts a sunny south facing aspect and is fully enclosed. There is a patio area ideal for outdoor entertaining in the summertime, a garden area which is laid to lawn, and a detached garage (3m x 3m) currently in use for storage. The garage also houses the gas boiler.

## | DIRECTIONS

Please see Eircode T12 TPK4 for directions.



## | ALL ENQUIRIES TO:

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