

25A Deerpark Heights, Charleville, Co. Cork



ERA Downey McCarthy are delighted to present this superb four bedroom detached family home to the market, which is situated on a very spacious site in a mature residential area within walking distance to Charleville town centre and all local amenities. Offering spacious and bright accommodation throughout, viewing comes highly recommended to appreciate what this property has to offer.



AMV: €245,000

BER C2

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PSRA No. 002584

| FEATURES

- Approx. 170.72 Sq. M. / 1,838 Sq. Ft.
- Built in 2003
- BER C2
- Double glazed PVC windows
- Oil fired central heating
- Four bedrooms each with access to own walk-in wardrobe
- Rear garden with patio area
- Easy access to N20 road network
- Close to all local amenities in Charleville including shops, supermarkets, cafes, schools, bars, restaurants
- Ideal family home or investment opportunity

| RECEPTION HALLWAY

4.37m x 2.15m (14'3" x 7'0")

A part glazed panel door allows access to the main reception hallway. The hallway features one centre light piece, carpet flooring, one wall-mounted radiator and under stair storage.



| LIVING ROOM

7.92m x 4.14m (25'9" x 13'5")

This superb and spacious main living room is dual aspect with one large window overlooking the front of the property and glass sliding doors to the rear. The room features two light pieces, two wall-mounted radiators, tongued and grooved solid timber flooring, ample power points and a cast iron with timber surround feature fireplace.



| OFFICE/TV ROOM

3.4m x 3.93m (11'1" x 12'8")

This room has one window to the front of the property, tongued and grooved solid timber flooring, one centre light piece, one wall-mounted radiator and ample power points. French double doors allow access to the kitchen/dining area.



| KITCHEN/DINING

5.59m x 3.96m (18'3" x 12'9")

The kitchen/dining area has one centre light piece, tile flooring, one wall-mounted radiator and ample power points. The kitchen features fitted units at eye and floor level with worktop counter and tiled splashback, dishwasher, hob and oven.



| UTILITY ROOM

2.12m x 2.11m (6'9" x 6'9")

The utility room has wall-mounted storage units, worktop counter, tile flooring, washing machine and dryer, oil fired burner and a door leading to the rear of the property.



| GUEST W.C

1.18m x 2.14m (3'8" x 7'0")

The guest w.c features a two piece suite, tile flooring, one centre light piece and one wall-mounted radiator.



| STAIRS AND LANDING

5.5m x 2.09m (18'01" x 6'8")

The landing has a hot press area which is shelved for storage and includes a hot water cylinder with an electric immersion heater.



| BEDROOM 1

3.89m x 3.5m (12'7" x 11'4")

This spacious double bedroom has one centre light piece, tongued and grooved timber flooring, one wall-mounted radiator and one window overlooking the rear garden. Doors allow access to a walk-in wardrobe (1.56 x 0.73) and the ensuite bathroom, respectively.



| ENSUITE

2.28m x 0.89m (7'4" x 2'9")

The ensuite bathroom features a three piece suite including a shower cubicle incorporating a Mira Elite Q2 electric shower, one centre light piece, wall tiling, tongued and grooved timber flooring, one wall-mounted radiator and one window to the rear of the property.



| BEDROOM 2

3.48m x 3.29m (11'4" x 10'7")

This double bedroom has one centre light piece, tongued and grooved timber flooring, one wall-mounted radiator, ample power points, access to a walk-in wardrobe (1.94 x 0.73) and one window overlooking the rear.



| BEDROOM 3

3.45m x 3.98m (11'3" x 13'0")

This double bedroom has one centre light piece, tongued and grooved timber flooring, access to a walk-in wardrobe (1.92 x 0.73) one wall-mounted radiator, ample power points and one window overlooking the front of the property.



| **BEDROOM 4**

3.44m x 4.16m (11'2" x 13'6")

This double bedroom has one centre light piece, tongued and grooved timber flooring, access to a walk-in wardrobe (1.41 x 0.74) one wall-mounted radiator, ample power points and one window overlooking the front.



| **BATHROOM**

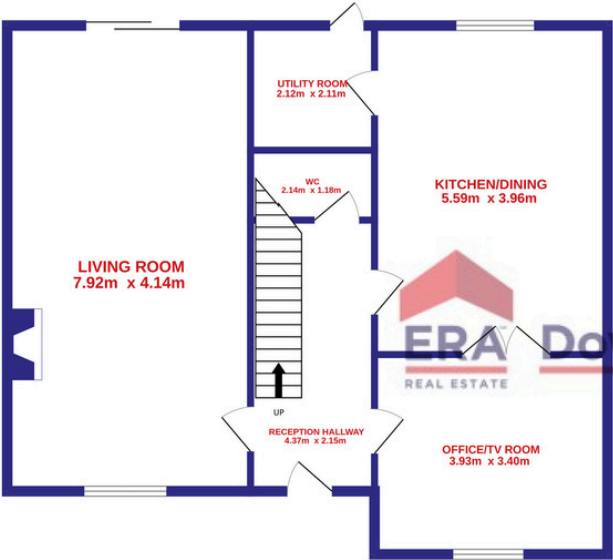
2.27m x 2.04m (7'4" x 6'6")

The main family bathroom features a four piece suite including a shower fitted over the bath, one window to the rear of the property, one centre light piece, wall-mounted mirror, wall-mounted light piece, wall tiling and timber flooring.

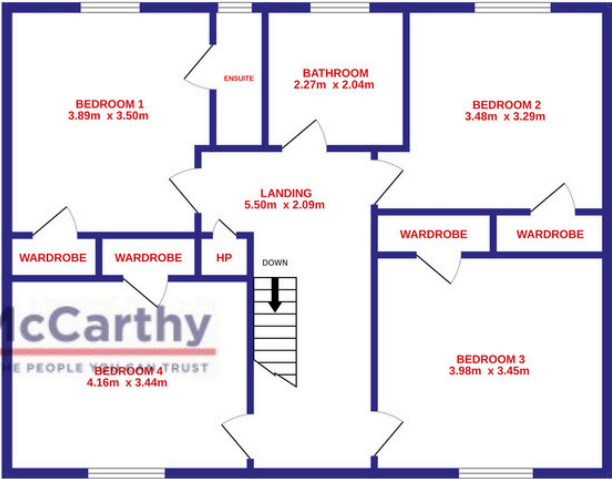


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR

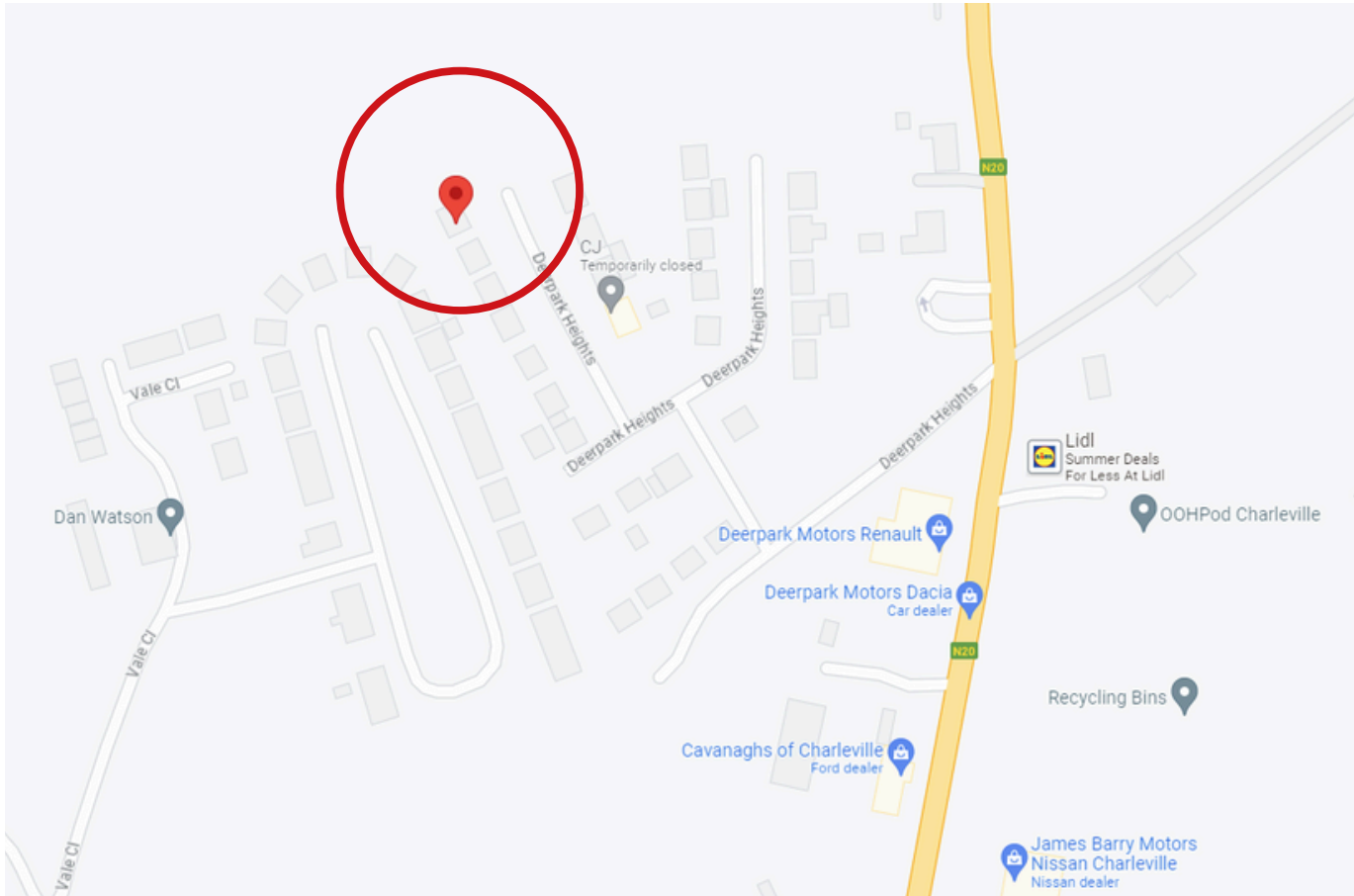


TOTAL FLOOR AREA : 170.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode P56 NT04 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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