

## 66 The Rise, Bishopstown, Cork City **BER D2**



ERA Downey McCarthy are delighted to present to the market this spacious, four bedroom semi-detached property in the highly desirable residential location of The Rise, Bishopstown. Positioned on superb west-facing site the property also overlooks the main green within The Rise. The property offers picturesque mature gardens front and rear and would be an ideal family home.



AMV: €395,000

PSRA Licence No. 002584

## Accommodation

- Porch 0.77m x 2.3m
- Reception Hallway 4.4m x 3.6m

A sliding door allows access into a porch area. The porch has tile flooring, one centre light fitting and a teak door with glass centre and side panelling allows access to the reception hallway.

A bright and spacious reception hallway features magnificent parquet timber flooring which is impeccably presented. The area has two wall mounted light fittings, two phone points, two power points and a door from the room allows access to a cloak room.



- Cloak Room 1.3m x 0.9m
- Sitting Room 3.8m x 4.2m

The cloak room has a portal window overlooking the front of the property, parquet flooring and one centre light fitting.

A superb room has one window to the front of the property with a roller blind, curtain rail and curtains. The room has carpet flooring, a fireplace with an electric insert, one centre light fitting, two wall mounted light fittings, three power points and a television point.



- Living Room 3.9m x 4.2m

A superb versatile room features a sliding door which allows direct access to the west-facing back garden and patio. The room has one centre light piece, carpet flooring, two wall mounted light



pieces, four power points and built-in display cabinets on both sides of the chimney breast.

- Kitchen/Dining area 3.9m x 3.5m

A spacious kitchen/dining area features modern oak fitted units at eye and floor level in an L-shape with extensive worktop counter space with a tiled splash back. The room has one window overlooking the rear garden with pelmet, an integrated double oven, hob, extractor fan, fridge freezer, two centre light fittings and extensive dining space.



- Rear Hallway 3.4m x 1.47m

This area has tile flooring throughout and an aluminium door with glass panelling provides access to the rear garden. A door from the area allows access to the shower room and garage.

- Shower Room 3.4m x 1.5m

The shower room has a two piece suite with a corner shower. Two windows overlook the side of the property, one centre light fitting, one wall mounted light piece, one extractor fan, a heated towel rail and storage under the sink.

- Garage 4.9m x 2.6m

The garage features a up-and-over door, one window to the side of the property, concrete flooring, one centre light fitting, plumbing for a washing machine and four power points.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring throughout. On the half landing a window overlooks the side of the property which floods the area with natural light. The landing has one centre light fitting, one smoke alarm and an access hatch to the attic.

- Bedroom 1 3.8m x 4.2m

A spacious double bedroom with one window overlooking the front of the property and fantastic views over the green. The room has carpet flooring, built-in units from floor to ceiling, one centre light fitting and four power points.

- Bedroom 2 4.0m x 3.7m

A spacious double bedroom has one window overlooking the rear garden. The room has carpet

flooring, one centre light fitting and three power points.

- Bedroom 3 2.6m x 2.8m

A large single room has one window to the rear of the property including roller blind, curtain rail and curtain. The room has built-in units from floor to ceiling, one centre light fitting, three power points and one television point.

- Bedroom 4 2.5m x 3.6m

A large single room has one window with roller blind curtain rail and curtain overlooking the front of the property. The room has carpet flooring, built-in storage units surrounding the bed, one centre light fitting and one power point.

- Family Bathroom 2.6m x 1.6m

The family bathroom features a three piece suite with a Triton T-90z electric shower fitted over the bath. The room has impressive tiling throughout, one window to the rear of the property, one centre light piece and one vanity unit with integrated lighting and shelving.

## Features

- 148 Sq.M / 1,593 Sq.Ft
- BER D2
- Year built 1968
- Underpinned & certified
- West-facing garden
- Superb positioning within the estate fronting onto a large green
- Double glazed windows
- Oil-fired central heating
- Much sought-after mature location
- Close to all amenities including University College Cork, CUH, CUMH and Wilton shopping centre
- Ideal family home

## Directions

Please see Eircode T12 A9C0 for directions.



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