

Richardstown, Doneraile, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this super three bedroom semi-detached property which sits on a very large 0.4 acre site, and offers scope for further development if required (subject to planning permission). The property is very close to the picturesque village of Doneraile, within easy access of the N20 road network, with routes to Charleville, Mallow, and Cork City.

Accommodation consists of reception hallway, living room, kitchen/dining area, two spacious double bedrooms, one en suite bathroom, and the main family bathroom.

AMV: €250,000

BER E1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Set on a large site of approx. 0.4 acre
- Potential for further development SPP
- Approx. 88.86 Sq. M. / 956 Sq. Ft.
- Built in c.1940's
- BER E1
- Oil fired central heating
- Double glazed PVC windows
- Three bedrooms
- Extended to the rear
- Very spacious rear garden
- Ample off street parking
- Easy access to N20 road network
- Freehold Title

| SITTING ROOM

3.84m x 3.66m (12'5" x 12'0")

A door with glass panelling allows access to the sitting room. This dual aspect room has one window overlooking the front of the property, one window to the side, attractive slate tile flooring, a cast iron and timber surround feature fireplace, one radiator, neutral décor, and one centre light piece. The stairs to the first floor are located within this area.



| BEDROOM 3

3.92m x 2.46m (12'8" x 8'0")

Located on the ground floor, this single bedroom has one window to the front, attractive slate tile flooring, neutral décor, one radiator, and one centre light piece.



| OPEN PLAN KITCHEN/DINING/LIVING

3.84m x 6.32m (12'5" x 20'7")

This superb and spacious open plan room features modern fitted units at eye and floor level in an L-shape with extensive worktop counter, tile splashback, an integrated electric oven/hob/extractor fan, and a stainless steel sink, tile flooring, attractive neutral décor, and ample power points throughout. The kitchen has one large radiator, one centre light piece, two wall-mounted light pieces, a feature cast iron fireplace with marble hearth, one window to the side of the property, and a door with glass panelling allows access to same.



| UTILITY ROOM

1.83m x 3.7m (6'0" x 12'1")

The utility room has one window overlooking the large rear garden, tile flooring, fitted units, worktop counter, access to the hot press, plumbing for a washing machine, space for a dryer, space for a fridge freezer, one centre light piece, and a door allowing access to the main bathroom.



| BATHROOM

1.81m x 2.47m (5'9" x 8'1")

The spacious main family bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath, one window to the rear, floor and wall tiling throughout, recessed spot lighting, and one large radiator.



| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one Velux window and doors leading to two double bedrooms.

| BEDROOM 1

3.85m x 2.47m (12'6" x 8'1")

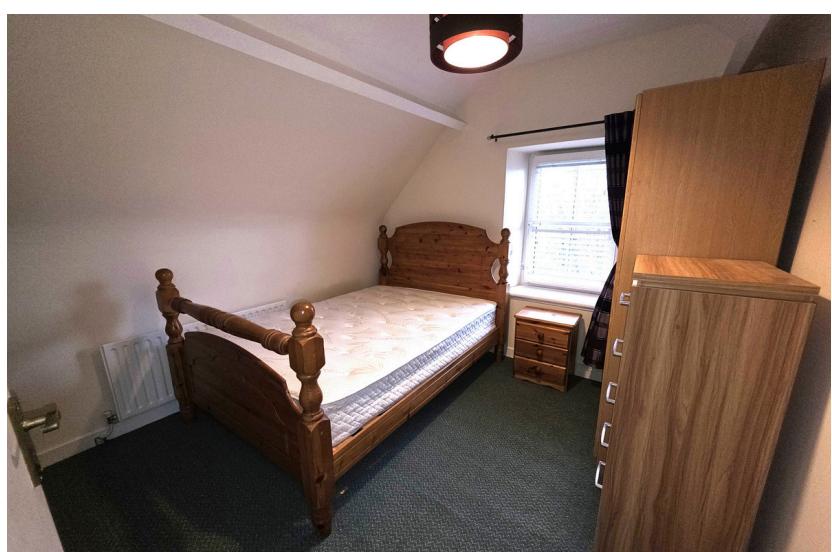
A spacious double bedroom has one window overlooking the front of the property, carpet flooring, neutral décor, centre light piece, large radiator, and space for storage units.



| BEDROOM 2

3m x 3.64m (9'8" x 11'9")

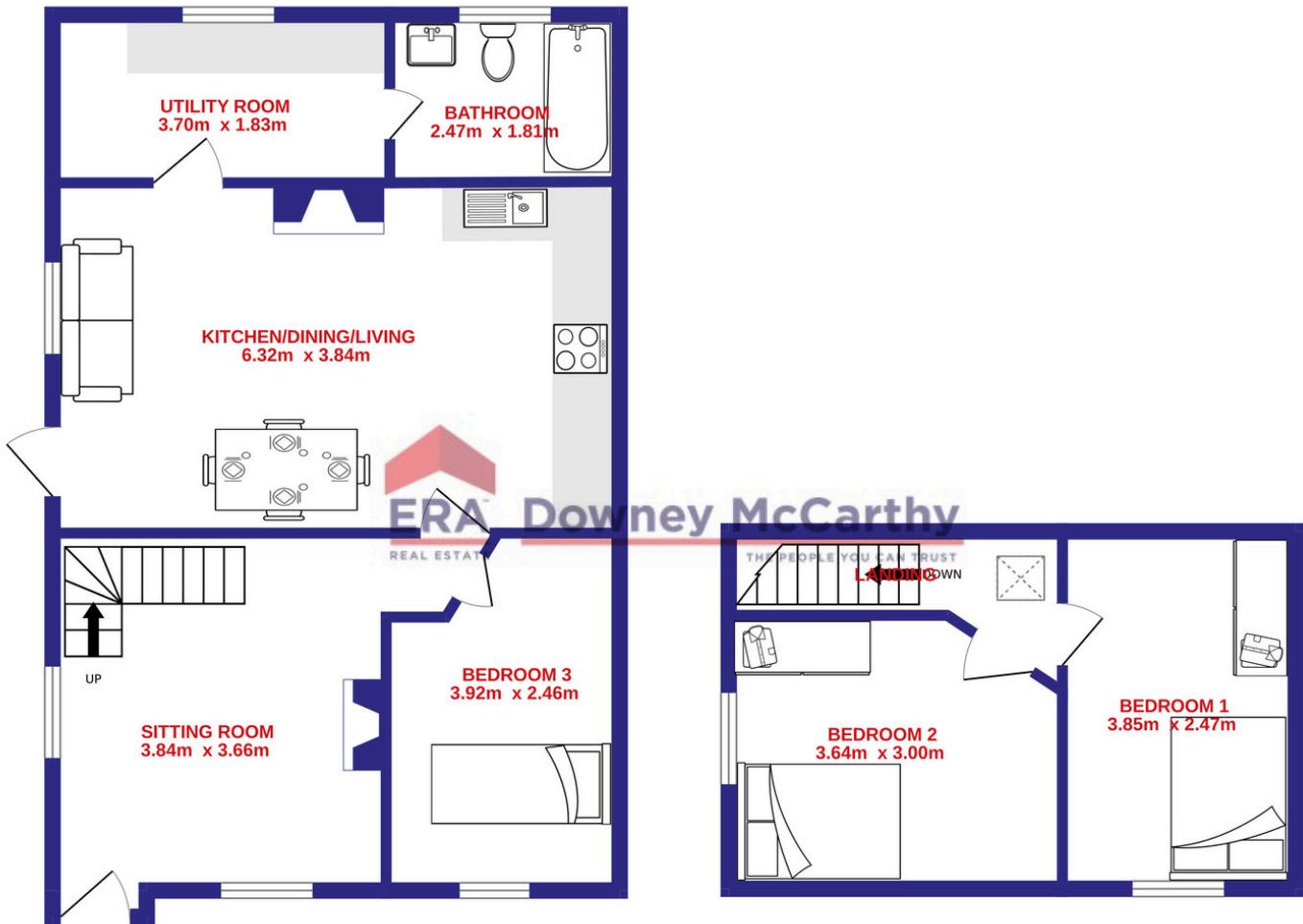
Another generous sized double bedroom has one window overlooking the side of the property, carpet flooring, neutral décor, centre light piece, large radiator, and space for storage units.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

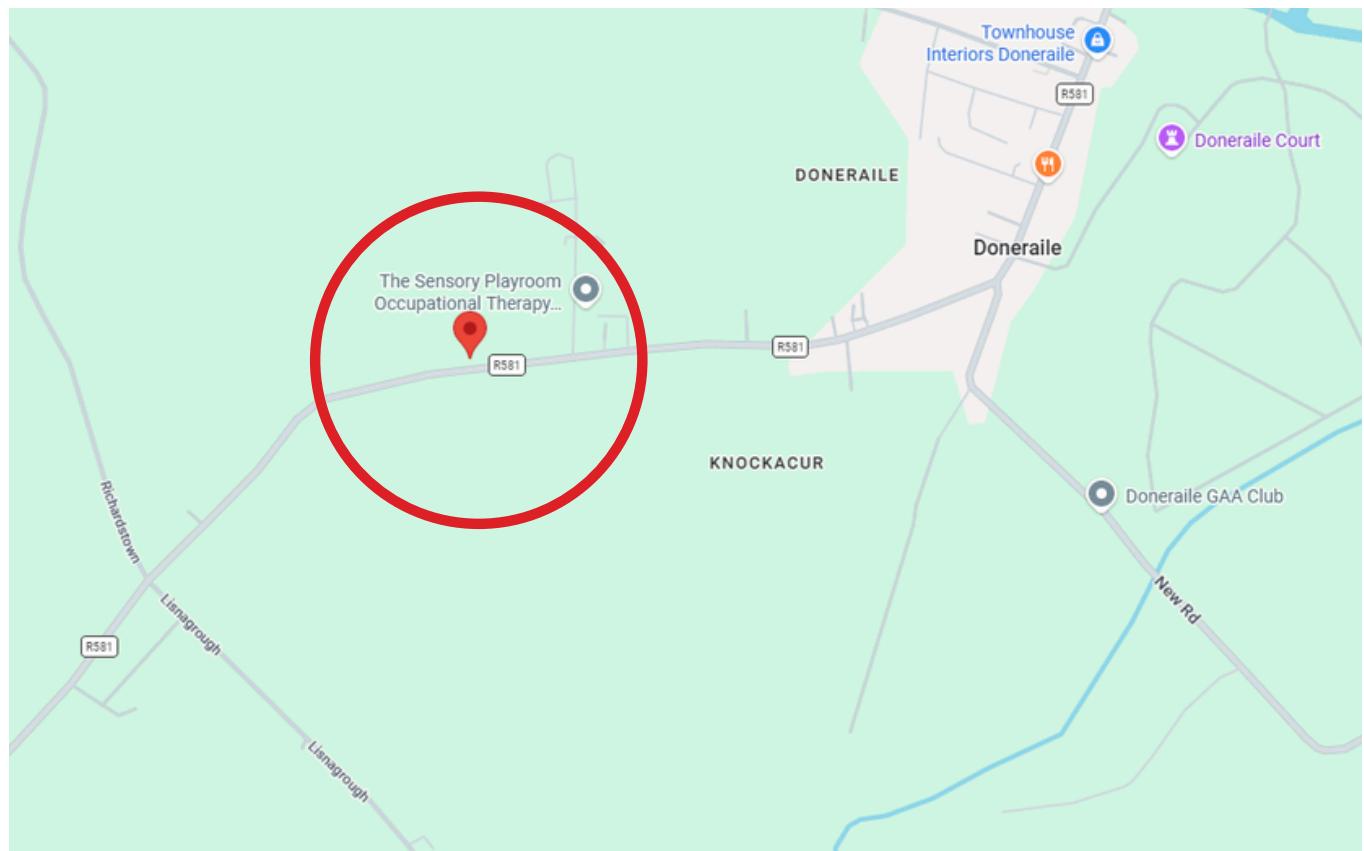


The front of the property is fully enclosed. There is a garden area which is laid to lawn and a secure gate allows for vehicular access and ample off street parking space.

The rear of the property boasts a very large and spacious garden area which is laid to lawn, and offers the potential for further development to the property if required and subject to planning permission. There are two sheds included as part of the sale, which are ideal for storage.

| DIRECTIONS

Please see Eircode P51 V068 for directions.



| ALL ENQUIRIES TO:



ERA **Downey McCarthy**
REAL ESTATE
THE PEOPLE YOU CAN TRUST

Michael Downey B.Comm, MIPAV, QFA
087 7777117
micahel@eracork.ie



ERA **Downey McCarthy**
REAL ESTATE
THE PEOPLE YOU CAN TRUST

Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.