

15 Ardmanning Lawn, The Lough, Cork



ERA Downey McCarthy Auctioneers are pleased to present to the market this well presented three bedroom semi-detached property situated in a quiet residential neighbourhood. Ideally positioned close to a host of amenities including Cork's famous Lough, UCC, CUH, Wilton Shopping Centre, schools, shops, cafés and excellent transport links. The property also enjoys convenient access to Cork city centre. 15 Ardmanning Lawn offers spacious accommodation throughout, and benefits from a private rear garden and patio area, making it an ideal family home in a mature and established setting.

Accommodation consists of porch, reception hallway, living room, family room, and kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €425,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 100.3 Sq. M. / 1080 Sq. Ft.
- Built in 1965
- BER C3
- External insulation wrap
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- Newly renovated kitchen and bathroom suite
- Floored and insulated attic
- Off street parking up to three vehicles
- Superb fully enclosed and private rear garden
- Much sought after residential location close to all amenities including The Lough, UCC, CUH and Wilton
- Situated within a 10 minutes' drive to Cork city centre

| RECEPTION HALLWAY

4.2m x 2.16m (13'7" x 7'0")

A sliding porch door leads to a solid teak front door with glass side panelling, allowing access into the main hallway. The hallway has carpet flooring, one radiator, one centre light piece, smoke alarm, and an alarm system.



| LIVING ROOM

3.44m x 4.35m (11'2" x 14'2")

The bright main living room has carpet flooring, a built-in fireplace with gas fire insert, one centre light piece, two wall-mounted light pieces, one radiator, and one large window to the front of the property.



| FAMILY ROOM

3.65m x 3.65m (11'9" x 11'9")

This versatile second living space has carpet flooring, one centre light piece, one radiator, four power points, and an ornate floor-to-ceiling stone fireplace with fitted gas fire and built-in units to either side. Sliding glass doors provide access to a private patio area, allowing for excellent natural light throughout the room.



| KITCHEN/DINING

3.9m x 2.85m (12'7" x 9'3")

This recently renovated kitchen features modern fitted units with a contemporary matte finish, complemented by attractive tile flooring and marble effect worktops and tile splashback. The kitchen includes a larder unit, integrated double oven, an integrated microwave, gas hob with extractor fan, and space for freestanding appliances including a washing machine, dishwasher, and fridge freezer.

The room is bright and well laid out, with one window overlooking the rear garden and a PVC door providing access to the side of the property. Additional features include recessed LED spot lighting, one radiator, ample power points, and access to under stair storage incorporating coat hanging space and access to the fuse board and meter.



| STAIRS AND LANDING

1.97m x 2.1m (6'4" x 6'8")

A carpeted staircase with a timber banister and decorative wrought iron-effect detailing leads to the first floor landing. The landing area has carpet flooring, one window to the side allowing for natural light, one centre light piece, a smoke detector, and a carbon monoxide detector.



| BEDROOM 1

3.67m x 4.34m (12'0" x 14'2")

This spacious double bedroom has one window to the rear of the property, carpet flooring, one radiator, built-in wardrobes, one power point, one wall-mounted light piece, and one centre light piece.



| BEDROOM 2

3.4m x 3.76m (11'1" x 12'3")

Another spacious double bedroom has one window to the front of the property, carpet flooring, one radiator, an extensive array of built-in wardrobes, vanity unit, and one centre light piece.



| **BEDROOM 3**

2.4m x 3m (7'8" x 9'8")

This single bedroom has one window to the front of the property, carpet flooring, one radiator, built-in wardrobes, vanity unit, one power point, one wall-mounted light piece, and one centre light piece.



| **BATHROOM**

2.6m x 2m (8'5" x 6'5")

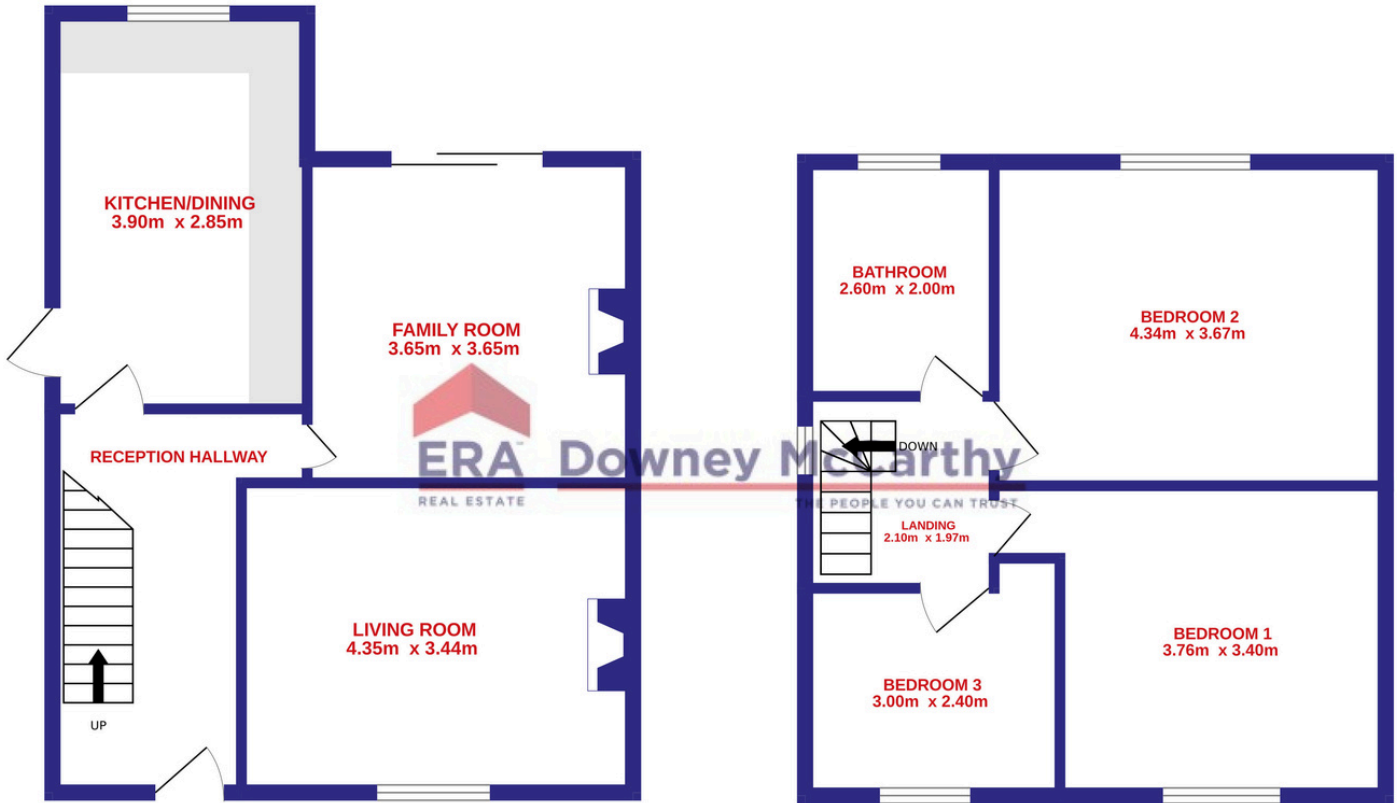
The recently renovated bathroom features a three piece suite including a walk-in shower with electric shower fitted. The room is finished with attractive tiling throughout with chrome trim detail. There is a heated towel rail, on window to the rear, one extractor fan, access to the floored and insulated attic, and one centre light piece. Located just off the bathroom is a hot press housing the hot water tank and a fitted Vokera Minute gas boiler.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

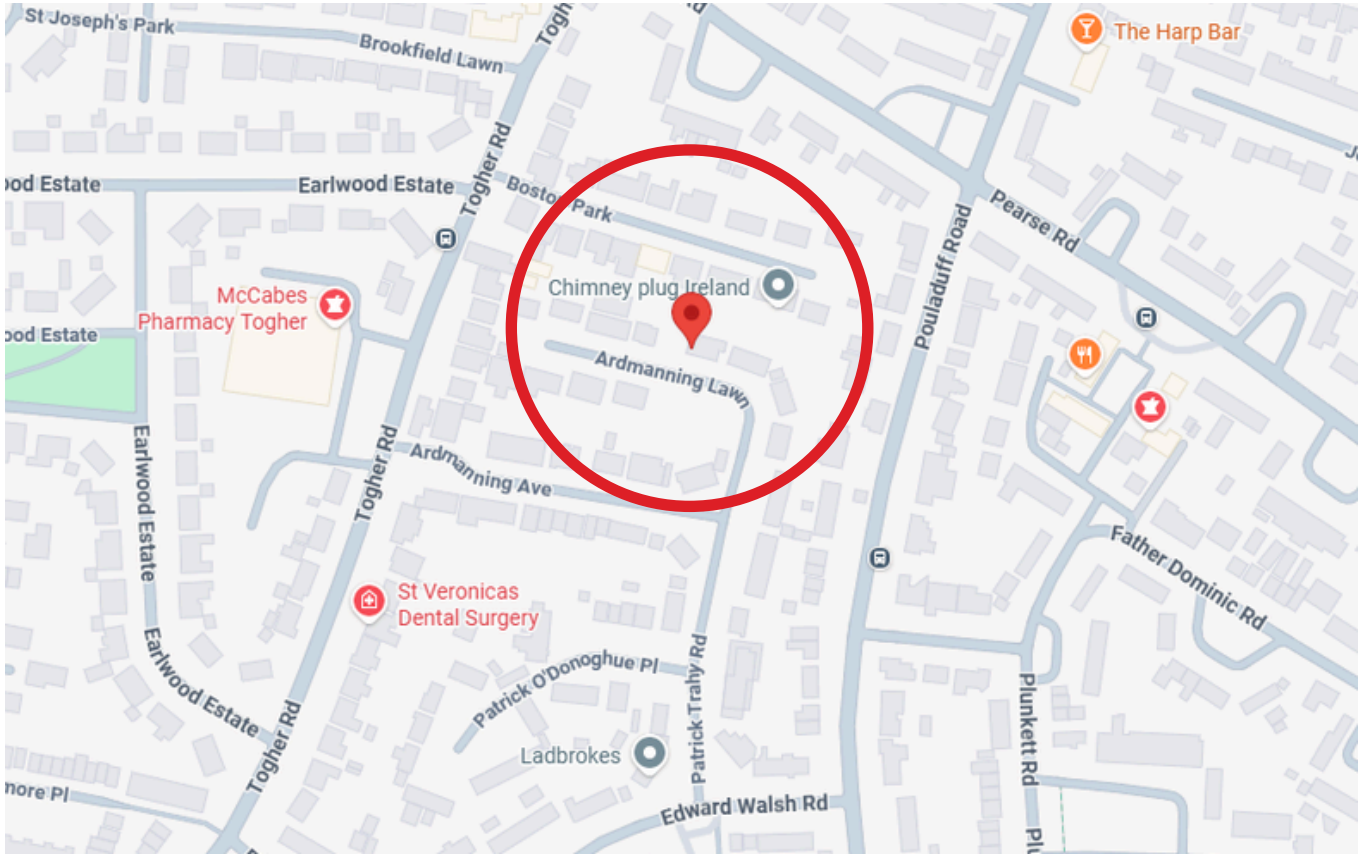


The front of the property is maintenance free and offers a large driveway to accommodate off street parking for up to three vehicles.

The rear of the property boasts a beautifully maintained garden, which is fully enclosed to all sides and enjoys a high degree of privacy. The area is landscaped with paved walkways, patio areas, and planted sections throughout and includes an concrete garden shed.

| DIRECTIONS

Please see Eircode T12 E2F1 for directions.



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