

1 Farm Lane, Manor Farm, Lehenaghbeg, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb three bedroom semi-detached property situated on a spacious corner site in the sought after area of Manor Farm, Lehenaghbeg. An ideal family home, this property offers a fully enclosed west facing rear garden, spacious bedroom and living accommodation, and an energy efficient B3 BER rating.

Accommodation consists of reception hallway, guest w.c, living room, open plan kitchen/dining area, and utility room on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €395,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 99 Sq. M. / 1,066 Sq. Ft.
- Built in 2008
- BER B3 - Qualifying for property for Green Mortgage Interest Rates
- Gas fired central heating
- Double glazed PVC windows
- Three spacious bedrooms
- Enclosed rear garden with west facing aspect
- Sought after and mature residential area
- Off street parking
- 10 minutes' drive to Wilton Shopping Centre, CUH, Cork city centre

| RECEPTION HALLWAY

5.39m x 1.99m (17'6" x 6'5")

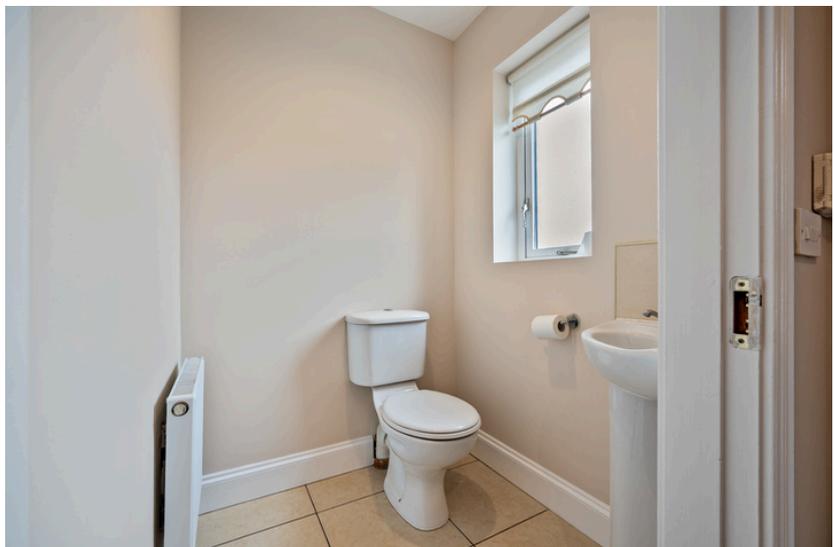
A PVC door with frosted glass panelling allows access to the main reception hallway. The hallway has laminate flooring, one radiator, two light pieces, under stair storage, and a door allowing access to the guest w.c.



| GUEST W.C

1.35m x 1.35m (4'4" x 4'4")

The guest w.c features a two piece suite, one frosted window to the front, tile flooring, tile splashback, one radiator, and one centre light piece.



| LIVING ROOM

4.54m x 3.47m (14'8" x 11'3")

The living room has one large window to the front of the property, semi-solid timber flooring, one radiator, gas fire with solid oak surround, eight power points, and one centre light piece.



| OPEN PLAN KITCHEN/DINING

3.77m x 5.59m (12'3" x 18'3")

This room has one window to the rear and sliding glass doors allowing access to the garden. The area has tile flooring throughout, recessed spot lighting, one centre light piece, and eight power points throughout.

The kitchen features solid units at eye and floor level in an L-shape with worktop counter, tile splashback, integrated fridge freezer, integrated dishwasher, and an integrated oven and hob.



| UTILITY ROOM

2.21m x 0.85m (7'2" x 2'7")

The utility room has worktop counter space, storage units, a door to the side of the property, one centre light piece, plumbing for a washing machine, and space for a dryer. This area also houses the gas boiler.



| STAIRS AND LANDING

3.74m x 2.4m (12'2" x 7'8")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is a Stira staircase allowing access to the attic, access to the hot press for storage, and one centre light piece.



| BEDROOM 1

3.42m x 3.47m (11'2" x 11'3")

A spacious double bedroom has one window to the front of the property, laminate flooring, extensive built-in wardrobe units with integrated desk, one radiator, one centre light piece, and three power points. A door allows access to the en suite bathroom.



| EN SUITE

0.86m x 2.58m (2'8" x 8'4")

The en suite features a three piece suite including a Triton Shannon electric shower, floor and wall tiling, one centre light piece, one extractor fan, and one radiator.



| BEDROOM 2

3.92m x 3.09m (12'8" x 10'1")

A large double bedroom has one window to the rear of the property, laminate flooring, built-in wardrobe units, one radiator, one centre light piece, and two power points.



| BEDROOM 3

2.78m x 2.38m (9'1" x 7'8")

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



| BATHROOM

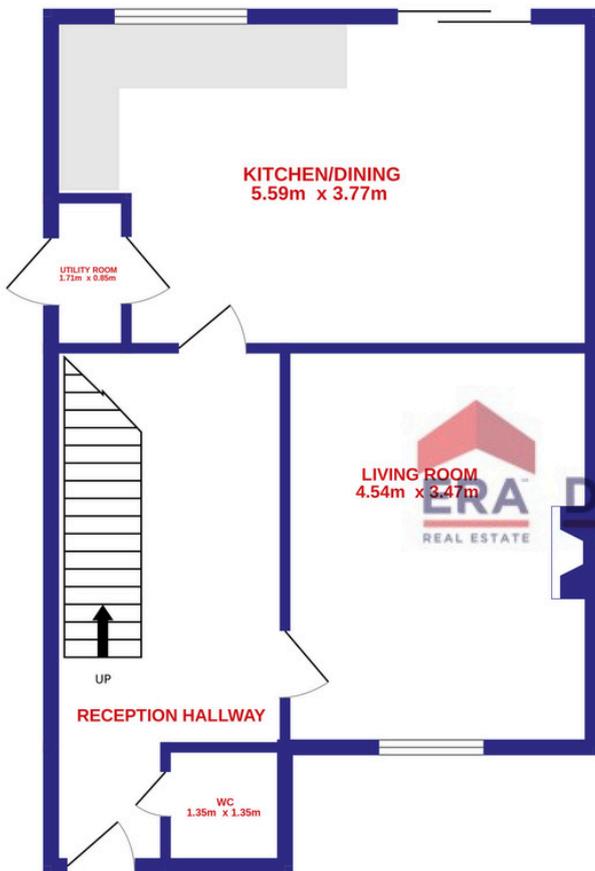
2.18m x 1.96m (7'1" x 6'4")

The main family bathroom features a four piece suite including a Mira Vigour electric shower fitted over the bath, floor and wall tiling, one frosted window to the front of the property, one centre light piece, and one radiator.

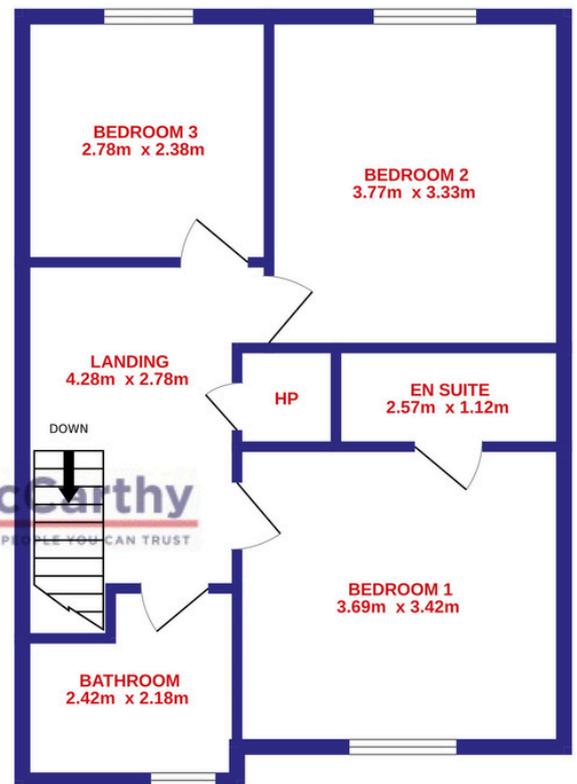


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



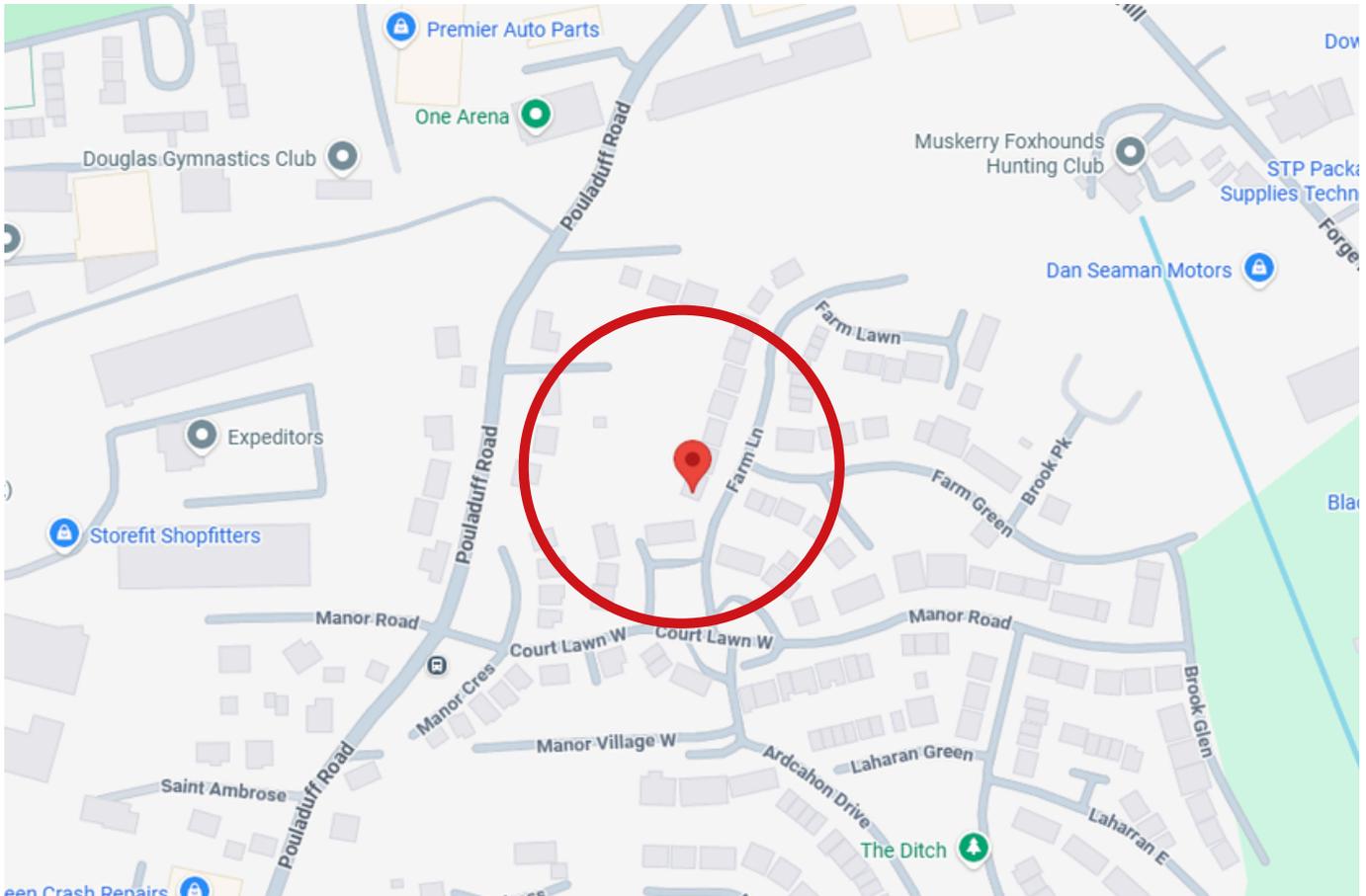
The front of the property has a cobble lock driveway to facilitate off street parking, with small lawn areas to either side.

A secure side gate allows access to the rear.

The rear of the property is fully enclosed and has a spacious west facing garden area which is laid to lawn.

| DIRECTIONS

Please see Eircode T12 YK4C for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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.