

18 Chestnut Grove, Bishopstown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly positioned and attractively presented four/five bedroom detached property, situated in a quiet cul-de-sac in the sought after and mature residential estate of Chestnut Grove, Bishopstown. Presented in pristine condition throughout, the property benefits from spacious living and bedroom accommodation, a fully enclosed rear garden, and its ideal location close to the N40 South Ring Road network and is within walking distance of all amenities including MTU, shopping centres, shops, UCC, CUH, bars & restaurants, schools and sports facilities.

Accommodation consists of reception hallway, guest w.c, superb open plan kitchen/dining area, living room, utility room, and playroom/office/bedroom 5 on the ground floor. Upstairs the property offers four spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €595,000

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Show home standard detached home
- Approx. 145 Sq. M. / 1,561 Sq. Ft.
- Built in 1992
- BER C1
- Gas fired central heating
- New triple glazed PVC windows
- Modern fitted kitchen
- Four bedrooms
- Floored attic ideal for storage
- Spectacular rear garden
- Quiet cul-de-sac location
- Within walking distance to MTU and all essential and recreational amenities close by including Wilton Shopping Centre, CUH, CUMH
- Easy access to the N40 road network

| RECEPTION HALLWAY

5.35m x 1.88m (17'5" x 6'1")

A composite door with attractive stain glass centre and side panelling allows access to the main reception hallway. The hallway has superb herringbone walnut timber flooring throughout. The area has attractive décor, covings around the ceiling, recessed spot lighting, three power points, one alarm control point, one radiator, under stair storage, and a door allowing access to the guest w.c.



| GUEST W.C

The guest w.c features a two piece suite, attractive floor and wall tiling, one centre light piece, one extractor fan, and built-in storage.



| OPEN PLAN KITCHEN/DINING

4.17m x 8.66m (13'6" x 28'4")

This magnificent dual aspect kitchen/dining area has two large windows to the rear of the property, glass double doors allowing access to the rear patio, and two large Velux windows to the side, flooding the area with extensive natural light.

The area has been tastefully decorated with high quality herringbone walnut timber flooring throughout. The room offers extensive dining space and there is impressive décor, wall-mounted shelving, and integrated storage to both sides of a feature fireplace which incorporates an electric insert.

The kitchen features high quality fitted units at eye and floor level in an L-shape, with extensive quartz worktop counter and tile splashback, finished in an attractive dark green colour scheme and featuring a range of integrated appliances. The kitchen includes space for an integrated oven, hob, extractor fan, integrated dishwasher, integrated bins, integrated fridge freezer, and a large island unit with quartz worktop which accommodates seating and storage space. The kitchen area has twelve power points, and one radiator.

Within the dining space there is one radiator, a feature centre light piece, six power points, and a television point. Pocket sliding doors allow access to the main living room, located towards the front of the property.



| LIVING ROOM

5.06m x 3.6m (16'6" x 11'8")

This superb main living room has one window to the front of the property, including curtain rails and curtains. The room has high quality décor, carpet flooring, covings around the ceiling, and one feature centre light piece. The area has a raised solid fuel stove, six power points, and one television point.



| UTILITY ROOM

2.84m x 2.67m (9'3" x 8'7")

Accessed via the open plan kitchen/dining area, the spacious utility room has tile flooring, superb fitted units at eye and floor level, worktop counter, sink, plumbing for a washing machine, space for a dryer, one centre light piece, access hatch to an attic, and six power points. The gas boiler is housed within this room and a composite door with glass panelling allows access to the side of the property.



| PLAYROOM/OFFICE/ BEDROOM 5

3.32m x 2.67m (10'8" x 8'7")

This versatile room could serve a multitude of uses. There is one window to the front of the property, laminate walnut timber flooring, wall-mounted shelving, one electric radiator, and six power points.



| STAIRS AND LANDING

3.76m x 2.33m (12'3" x 7'6")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there are two light pieces, a large hot press shelved for storage, a Stira staircase allowing access to the floored attic, and one power point.



| BEDROOM 1

4.43m x 3.05m (14'5" x 10'0")

A large double bedroom has one window to the front of the property, including a curtain rail, curtains, and a roller blind. The room has high quality décor with impressive built-in units from floor to ceiling, and carpet flooring throughout. There is one centre light piece, one large radiator, six power points, one telephone point, and a door allowing access to the en suite bathroom.



| EN SUITE

1.93m x 1.52m (6'3" x 4'9")

The en suite features a three piece suite including a large corner shower area. There is modern tiling throughout, one window to the side of the property, a stainless steel heated towel rail, PVC panelled ceiling, one centre light piece, integrated storage, and one extractor fan.



| BEDROOM 2

3.63m x 3.06m (11'9" x 10'0")

A spacious double bedroom has one window to the rear of the property, including a curtain rail and curtains, and overlooking the rear garden. The room has attractive décor including laminate timber flooring and impressive built-in units from floor to ceiling. There is one centre light piece, one large radiator, and two power points.



| BEDROOM 3

2.56m x 3.71m (8'3" x 12'1")

Another spacious double bedroom has one window to the rear of the property, including a blackout roller blind. The room has attractive décor, laminate timber flooring, and impressive built-in storage space. There is one centre light piece, one radiator, and two power points.



| BEDROOM 4

2.8m x 2.33m (9'1" x 7'6")

This large single bedroom has one window to the front of the property, including a roller blind. The room has attractive décor, laminate timber flooring, and impressive built-in storage space. There is one centre light piece, one large radiator, and two power points.



| BATHROOM

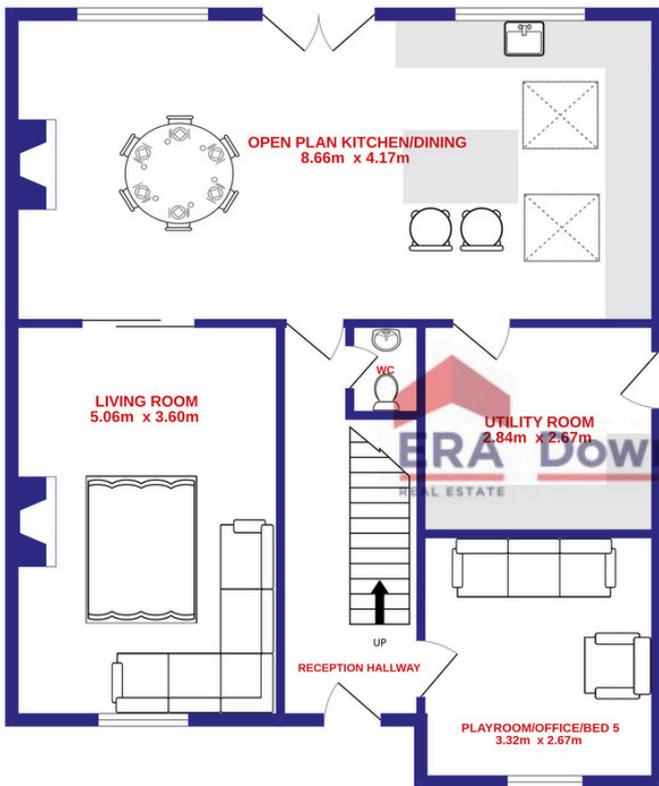
1.83m x 2.56m (6'0" x 8'3")

The newly refurbished family bathroom features a three piece suite including a large walk-in shower cubicle, incorporating a Triton T90 SR electric shower. There is one Velux window, impressive floor and wall tiling, integrated storage, one heated stainless steel towel rail, one centre light piece, an extractor fan, and mirror with integrated lighting.

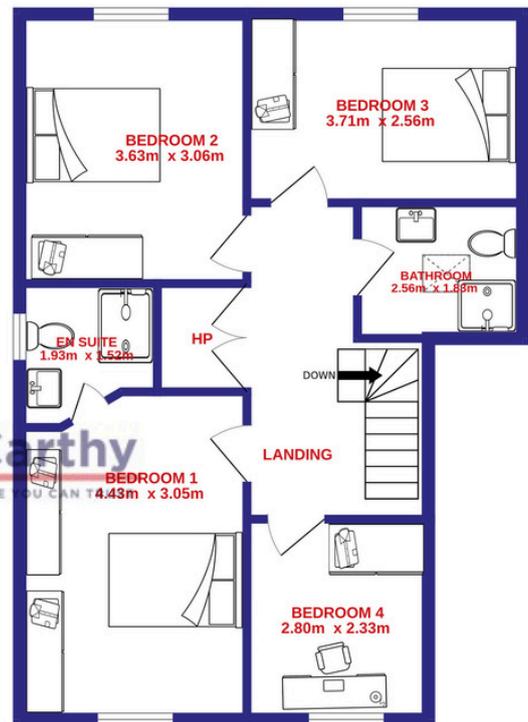


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



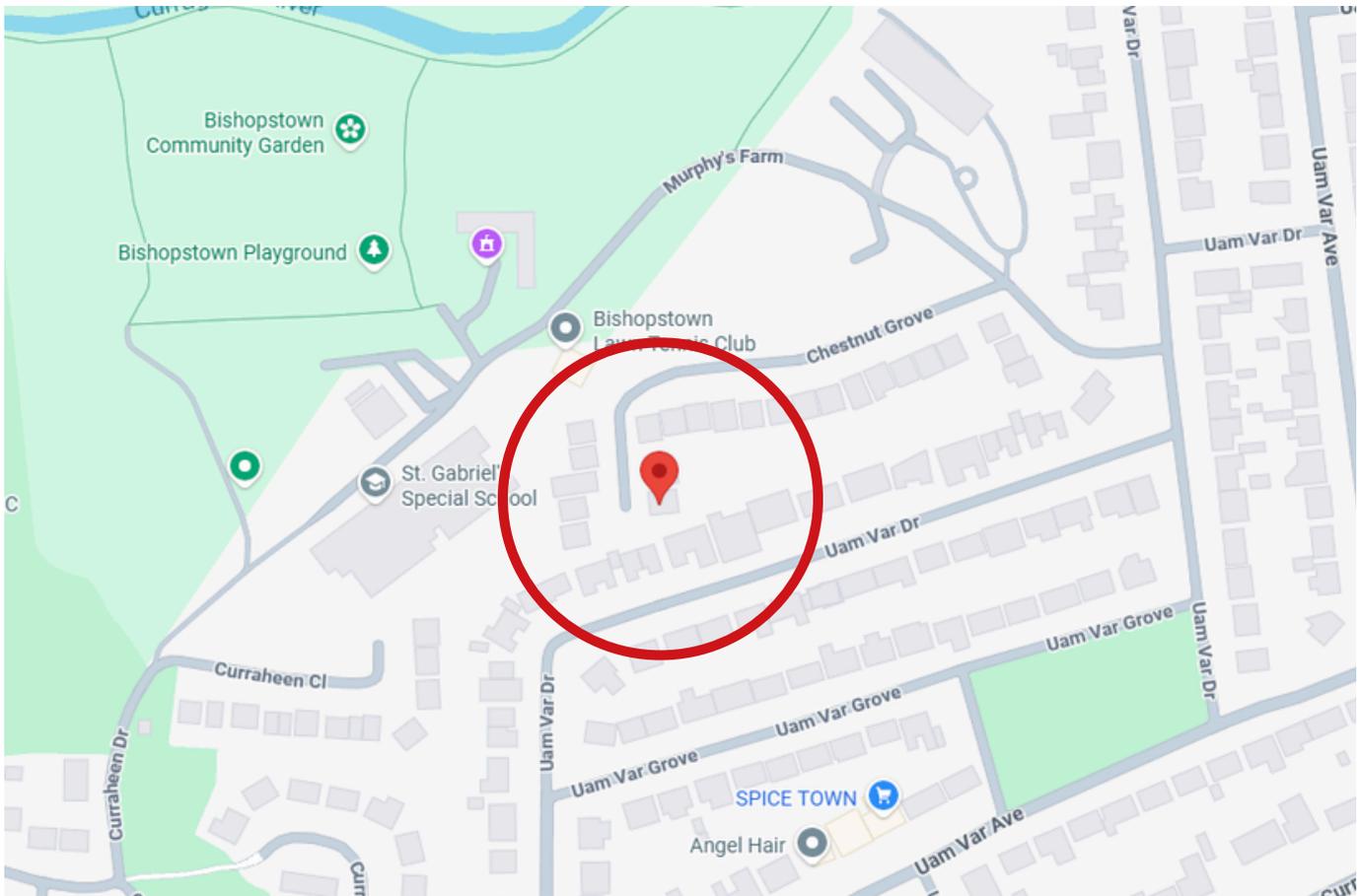
The front of the property is fully enclosed with brick built walls. There is a tarmacadam driveway accommodating off street parking, and garden areas to both sides are laid to lawn. The property offers an attractive maintenance free façade of red brick and pebble dash finish.

A secure gate to the side of the property allows access to the rear.

The rear of the property boasts a spectacular rear garden which is fully enclosed with a mature stone wall to the right hand side, block built walls to the rear, and attractive timber panelled fencing to the left. The garden is laid to lawn and features a superb patio area located just off the kitchen/dining space. There is one external light, two power points, external tap, and a Steeltech shed which is ideal for storage use.

| DIRECTIONS

Please see Eircode T12 XNA7 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.