

39 Earls Well, Waterfall, Cork



AMV: €1,150,000

BER A2

60 South Mall, Cork.

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PSRA No. 002584

Michael Downey of ERA Downey McCarthy Auctioneers is delighted to offer to the market this truly magnificent and luxurious four bedroom detached home, positioned on a large 0.4 acre landscaped site within a quiet and tranquil development in Waterfall. Completed in 2024 and extending to over 2,300 sq.ft., this exceptional A2 rated detached property has been finished to a standard far beyond the original build specification, with all interior finishes and fittings carefully sourced, funded, and designed by the current owners to create a bespoke, turnkey family home.

Thoughtfully designed for contemporary family living, the property offers four spacious bedrooms and four bathrooms, including two en suites, along with generous, light filled accommodation. The home benefits from underfloor heating at ground floor level, triple glazed windows, an air-to-water heat pump, and a heat recovery ventilation system, ensuring superb energy efficiency.

Located in a highly desirable development in Waterfall, this exceptional home enjoys the peace and tranquility of a quiet residential area while being just minutes from Cork city, the South Ring Road, Bishopstown and Wilton, offering convenient access to a wide range of schools, shops, transport links and all amenities.

Accommodation consists of entry lobby, reception hallway, guest w.c, magnificent open plan kitchen/dining/living area with pantry, utility room, and study on the ground floor. Upstairs the property offers four magnificent double bedrooms, two en suite bathrooms, and the main family bathroom. The property also offers a floored attic space, ideal for additional storage.

| FEATURES

- Magnificent modern and spacious family home
- Situated on a large 0.4 acre landscaped site
- High quality fixtures and finishes throughout
- Approx. 213.85 Sq. M. / 2,302 Sq. Ft.
- BER A2 – Qualifying the property for Green Mortgage Interest Rates
- Built in 2024
- Four spacious double bedrooms on the first floor
- Four bathrooms (including two en suites)
- Heating through air to water heat pump
- Heat recovery system
- Electricity only (no gas or oil supply)
- Underfloor heating on ground floor
- Beautiful bespoke kitchen
- Triple glazed windows
- Fibre high speed internet connection
- Floored attic for additional storage space
- Electronic security gate
- Large private tarmac driveway with ample parking space for 4-6 vehicles
- Steeltech garden shed
- Mains powered heat/smoke detectors in every room
- Mains water
- Private sewage plant managed by Earls Well Management Company

| ENTRANCE LOBBY

2.07m x 2.26m (6'7" x 7'4")

A high quality composite door allows access into the entrance lobby. The lobby features slate effect tile flooring, one centre light fitting, and feature wood panelling and offers a convenient custom created boot room by Cloháne Wood Products, including ground level LED lighting. Glass double doors lead you through to the main hallway.



| MAIN HALLWAY

2.11m x 4.97m (6'9" x 16'3")

The bright and welcoming main hallway features engineered wood flooring, one centre light fitting, access to under storage, and high quality neutral décor. A door allows access to the guest w.c.



| GUEST W.C

1.46m x 1.51m (4'7" x 4'9")

The guest w.c features a two piece suite, slate effect tile flooring, tiling to the halfway point on the wall, one window to the front with wooden Venetian blind, and one centre light fitting.



| OPEN PLAN KITCHEN/DINING/LIVING AREA

6.46m x 11.75m (21'1" x 38'5")

The heart of the home, this bright and spacious room enjoys a triple aspect, with glass double doors opening to the rear patio and large windows to either side, flooding the space with natural light and offering pleasant views over the surrounding gardens.

The kitchen and pantry/breakfast bar area were custom designed and manufactured by Cloháne Wood Products and finished to an exceptional standard. The kitchen features solid fitted units at eye and floor level, complemented by premium Dekton Aura worktops by Cosentino, including a striking island with waterfall edge detail and a raised counter height. A beautifully designed built-in feature bar with illuminated display shelving provides an ideal space for glassware and drinks storage. High specification appliances include a large five zone induction hob, double full size Bosch ovens, an integrated fridge, freezer and dishwasher, as well as an impressive PeVino wine fridge with capacity for up to 150 bottles. Subtle LED lighting beneath the worktops completes this superbly equipped and beautifully designed space. The living and kitchen areas also benefit from custom motorised screen blinds with pelmets by Cork Window Blinds.

This superb space is finished with recessed spot lighting, four pendant light fittings, attractive décor and engineered wood flooring, and offers ample room for both living and dining areas.



| UTILITY ROOM

2.09m x 2.57m (6'8" x 8'4")

The utility room is very well-appointed and fitted with a washing machine and dryer, along with ample storage units and a raised worktop counter. The area has slate effect tile flooring, one centre light fitting, access to the electrical board, two windows to the front with wooden Venetian blinds, and there is convenient access to the heat pump and water storage tank. A door allows access to the side of the property.



| STUDY/HOME OFFICE

4.86m x 3.71m (15'9" x 12'1")

This versatile room is dual aspect with one window to the front of the property, and one window to the side. The spacious room features engineered wood flooring, attractive and high quality neutral décor, one centre light fitting, and a thermostat control for the heating.



| STAIRS AND LANDING

4.2m x 4.86m (13'7" x 15'9")

The stairs and landing are fitted with luxurious French grey carpet flooring with extra padding throughout. The landing has one window to the side of the property, a Stira staircase allowing access to the floored attic, one radiator, and access to a large closet/hot press with built-in shelving for storage.



| BEDROOM 1

4.54m x 3.41m (14'8" x 11'1")

The master bedroom is a very spacious room, comfortably accommodating a super king size bed. The dual aspect room features a large window overlooking the rear and the side including motorised screen blinds with pelmets and a fitted wave curtain rail, all finished to a high standard. Other features include attractive neutral décor, one centre light fitting, and French grey carpet flooring. Doors allow access to the walk-in wardrobe and en suite bathroom.



| WALK-IN WARDROBE

1.8m x 2.44m (5'9" x 8'0")

This superb walk-in wardrobe, custom designed by Cloháne Wood Products, provides excellent storage. The area has carpet flooring, radiator, centre light fitting, and a window to the front, fitted with a wooden Venetian blind.



| EN SUITE 1

1.8m x 1.88m (5'9" x 6'1")

The en suite bathroom features a three piece suite including a mains operated shower cubicle with heightened glass doors, large LED mirror, fully tiled walls and floor, centre light fitting, radiator, and a frosted window to the front of the property with wooden blind.



| BEDROOM 2

5.53m x 4.15m (18'1" x 13'6")

Another superb double bedroom that easily accommodates a super king size bed. The room features laminate flooring, an impressive built-in wardrobe created, centre light fitting, a window overlooking the rear and another window to the side, including motorised screen blinds with pelmets, and a fitted wave curtain rail. A door allows access to the second en suite.



| EN SUITE 2

1.92m x 2.56m (6'2" x 8'3")

The en suite bathroom features a three piece suite including a mains operated shower cubicle with heightened glass doors, large LED mirror, fully tiled walls and floor, centre light fitting, a towel rail, and a frosted window to the side of the property with wooden blind.



| BEDROOM 3

3.93m x 3.91m (12'8" x 12'8")

This large double bedroom accommodates a super king size bed. The room has French carpet, one window to the front and one window overlooking the side including curtains by Fabulous Fabric Company, screen blinds with pelmets, and a fitted wave curtain rail. Other features include a radiator, centre light fitting, and attractive neutral décor.



| **BEDROOM 4**

3.31m x 3.98m (10'8" x 13'0")

Currently in use as an office/sports room, this spacious double bedroom accommodates a king size bed. The room has laminate flooring, a window overlooking the rear including screen blinds with pelmets, centre light fitting, radiator, and attractive neutral décor.



| **MAIN BATHROOM**

1.77m x 2.73m (5'8" x 8'9")

The beautifully appointed main family bathroom features a four piece suite including a freestanding bath along with a separate shower complete with a low profile tray, bespoke shower niche, and heightened glass doors. Additional features include a large LED mirror, centre light fitting, attractive floor and wall tiling, and window to the front including a wooden blind.



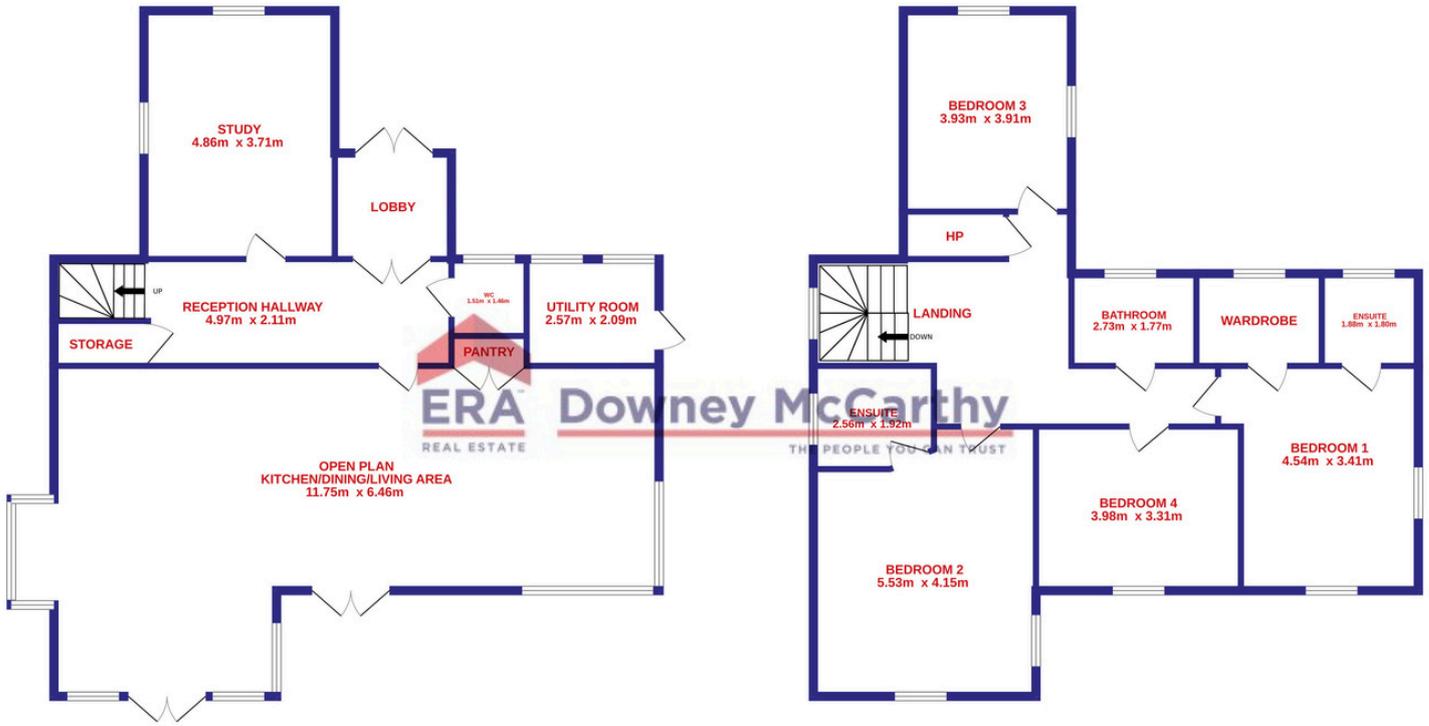
| **ATTIC**

The attic is floored for additional storage space, and there is access to the Heat Recovery Ventilation unit.

FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR



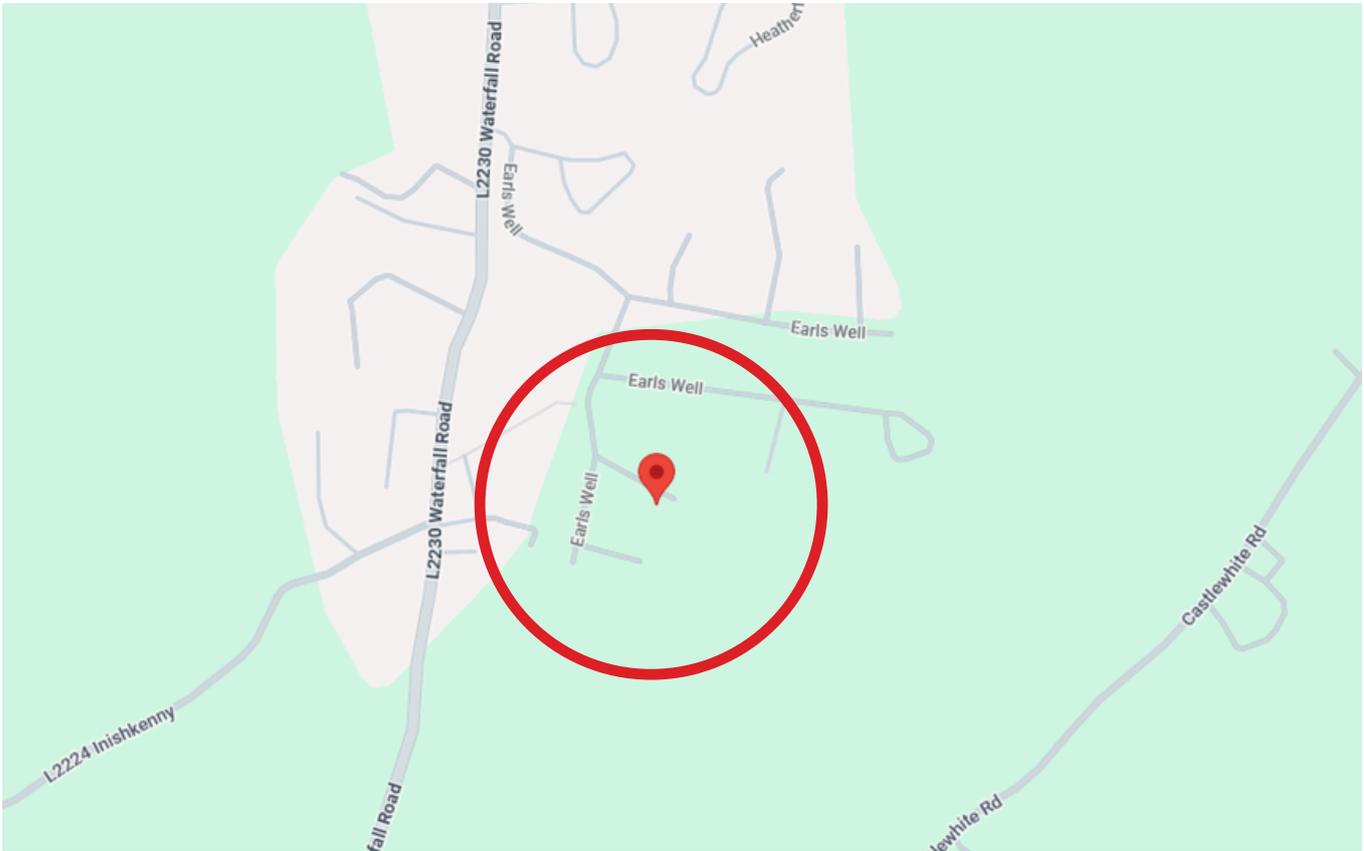
The front of the property is fully enclosed with impressive stone walls and fencing. Secure electric gates provide access to a large tarmac driveway offering ample parking.

This superb home sits on an impressive 0.4 acre landscaped site, with beautifully maintained gardens surrounding the property.

The rear of the home enjoys a sunny south facing aspect and features a patio area, ideal for outdoor entertaining during the warmer months. A Steeltech shed, included in the sale, provides excellent additional storage. Hedging has been planted to the entire boundary, and will provide additional privacy as it matures.

| DIRECTIONS

Please see Eircode T12 E2DF for directions.



| ALL ENQUIRIES TO:



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