

47 Deerpark, Friars Walk, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this beautifully presented and modern three bedroom family home, situated in a sought after location close to Cork city centre, the Lough, UCC, Bons Secour Hospital and more. 47 Deerpark benefits from high quality finishes, attractive décor, a modern colour palette and an energy efficient B3 BER rating which qualifies the property for Green Mortgage Interest Rates.

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

AMV: €395,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Beautifully presented family home
- Approx. 90 Sq. M. / 969 Sq. Ft.
- Built in 1992
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Double glazed PVC windows
- Three spacious bedrooms
- Attractive décor throughout
- Floored attic
- Superb rear garden with patio area
- Ideal location which is close to a host of amenities including schools, cafes, the Lough, UCC, Bons Secour Hospital
- Walking distance to Cork city centre

| RECEPTION HALLWAY

4.24m x 1.79m (13'9" x 5'8")

A solid door with impressive glass panelling on either side allows access into the main reception hallway. The hallway has high quality tile flooring, attractive neutral décor, one centre light piece, one radiator and a door allowing access into the guest w.c, living room and kitchen.



| GUEST W.C

1.39m x 0.72m (4'5" x 2'3")

The guest w.c features a two piece suite, one centre light piece, modern wall tiling and high quality laminate flooring.



| LIVING ROOM

4.26m x 3.31m (13'9" x 10'8")

The spacious living room has a large window overlooking the front of the property, and allowing extensive natural light to flood the area. There is one feature centre light piece, beautiful décor, modern colour palette, feature electric fireplace insert, high quality laminate flooring, one radiator and power points.



| KITCHEN/DINING

5.74m x 2.47m (18'8" x 8'1")

The bright kitchen/dining area has one window to the rear of the property and a glass panelled door allowing access to the rear garden. Throughout the room there is attractive neutral décor, high quality tile flooring, ample power points, one centre light piece and recessed spot lighting.

The kitchen features modern fitted units at eye and floor level in an L-shape with worktop counter and tile splashback, space for an integrated double oven, integrated fridge-freezer and dishwasher, plumbing for a washing machine, integrated hob and extractor fan, and a ceramic sink.



| FAMILY ROOM

3.64m x 2.62m (11'9" x 8'5")

Located to the rear of the property, the family room has one window overlooking the back garden, neutral décor, one radiator, high quality laminate flooring and one centre light piece.



| STAIRS AND LANDING

3.47m x 2.02m (11'3" x 6'6")

The stairs and landing are fitted with high quality carpet flooring throughout. The landing area has one centre light piece, access to the hot press and a Stira staircase allowing access to the floored attic.



| BEDROOM 1

3.06m x 3.1m (10'0" x 10'1")

This double bedroom has one window to the rear of the property, one centre light piece, laminate flooring, one radiator, and neutral décor.



| BEDROOM 2

3.96m x 2.72m (12'9" x 8'9")

A spacious double bedroom has one window to the front of the property, one centre light piece, laminate flooring, built-in wardrobe units, one radiator and a charming children's colour palette.



| BEDROOM 3

2.91m x 2.41m (9'5" x 7'9")

This single bedroom has one window to the front of the property, one centre light piece, laminate flooring, one radiator and an attractive feature wallpaper wall.



| BATHROOM

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

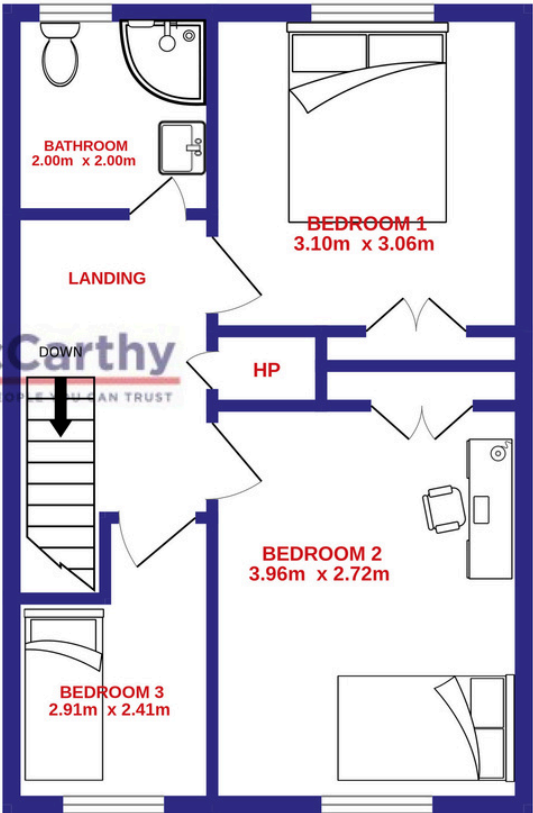
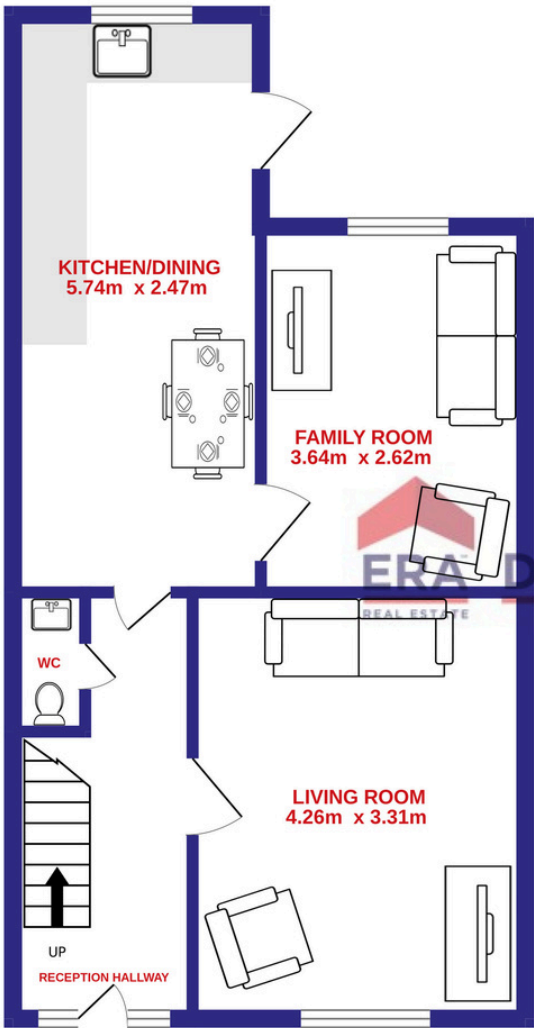
The main family bathroom features a three piece suite including a corner shower cubicle incorporating an electric shower, one window to the rear of the property, one centre light piece, modern floor and wall tiling, a wall-mounted heated towel rail, attractive neutral décor and one radiator.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

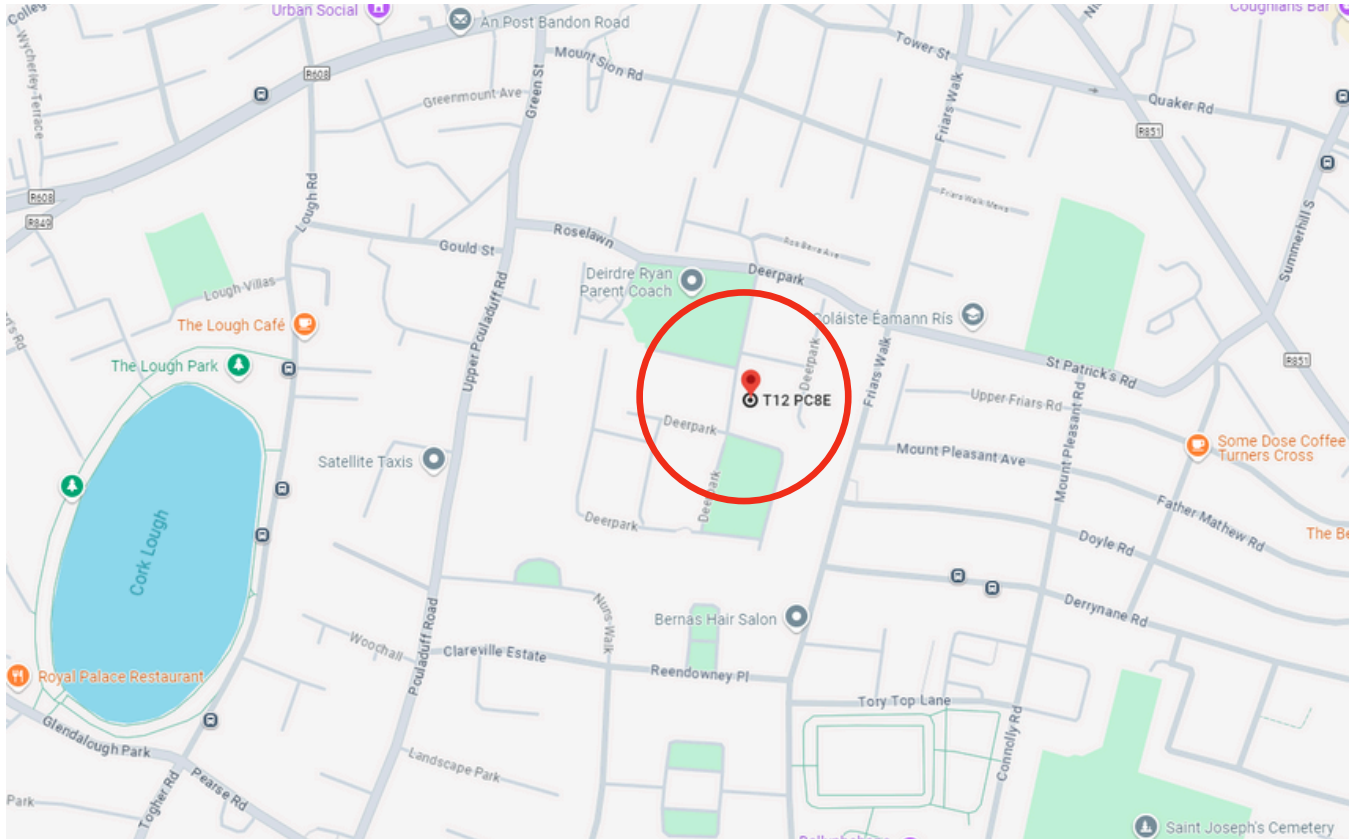


The front of the property has a driveway to accommodate off street parking.

The rear of the property is fully enclosed on all sides. There is a superb patio area and raised decking which are ideal for outdoor entertaining, a well-maintained garden area which is laid to lawn, and a Barna shed for storage.

| DIRECTIONS

Please see Eircode T12 PC8E for directions.



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