

19 Coolkellure Rise, Lehenaghmore, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this immaculately presented and turnkey three bedroom semi-detached property, ideally located in the much sought after development of Coolkellure Rise in Lehenaghmore. The property benefits from a sunny south west facing rear garden, attractive finishes, and a super open plan kitchen/dining area.

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

AMV: €445,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 103.38 Sq. M. / 1,110 Sq. Ft.
- Built in 2018
- BER A3 - Qualifying for property for Green Mortgage Interest Rates
- Air to water heating system
- Underfloor heating on the ground floor
- Double glazed PVC windows
- Three bedrooms on the first floor
- South facing rear garden
- Easy access to 203 bus route
- 10 minutes' drive to Wilton Shopping Centre, CUH, Cork city centre

| RECEPTION HALLWAY

5.55m x 1.94m (18'2" x 6'3")

A solid door with frosted glass panelling allows access into the reception hallway. The bright and welcoming hallway has high quality décor with panelling effect, quality wooden flooring, two light fittings, extensive under stair storage, one smoke alarm and the electrical board is accessed from here. A door allows access to the guest w.c.



| GUEST W.C

1.24m x 1.49m (4'0" x 4'8")

The guest w.c features a two piece suite, fully tiled walls and floors, attractive neutral décor, one frosted window overlooking the front of the property, and one centre light fitting.



| LIVING ROOM

4.84m x 3.48m (15'8" x 11'4")

The living room has one large window overlooking the front of the property, allowing in extensive natural light. The spacious living room has a continuation of the high quality wooden flooring, attractive décor, one centre light fitting, a feature fireplace with a Stanley stove insert, and one television point.



| OPEN PLAN KITCHEN/DINING

3.41m x 5.56m (11'1" x 18'2")

The superb and spacious kitchen/dining area has one window overlooking the rear of the property, and double doors allowing access to the south facing garden, providing extensive natural light. The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and splashback and includes an integrated double oven, hob, integrated microwave, a ceramic sink, plenty of storage space. The dining area has ample space for a table and chairs and attractive neutral décor. There is recessed spot lighting over the kitchen area, and one centre light fitting over the dining space. A door allows access into the utility room.



| UTILITY ROOM

2.33m x 1.02m (7'6" x 3'3")

The utility room has plumbing for washing machine, space for a dryer, space for a large fridge/freezer, and a PVC door with frosted glass panelling allows access out to the side of the property.



| STAIRS AND LANDING

3.75m x 2.01m (12'3" x 6'5")

The stairs and landing are fitted with high quality carpet flooring throughout. The landing has one centre light fitting, one window overlooking the side of the property, access to the hot press, and a Stira staircase allows access to the partially floored attic which is ideal for storage.



| BEDROOM 1

3.49m x 3.45m (11'4" x 11'3")

A spacious double bedroom has one window overlooking the front of the property, attractive built-in wardrobe units for storage, one radiator and wooden flooring, a door allows access into the en suite.



| EN SUITE

0.86m x 2.59 (2'8" x 8'4")

The en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, fully tiled walls and floor, attractive neutral décor, extractor fan, centre light fitting, and a radiator.



| BEDROOM 2

3.62m x 3.1m (11'8" x 10'1")

Another spacious double bedroom that has one window overlooking the rear of the property, attractive neutral décor, built-in wardrobe units, centre light fitting, radiator and wooden flooring.



| BEDROOM 3

2.72m x 2.36m (8'9" x 7'7")

This bedroom has one window overlooking the rear of the property, charming children's décor, centre light fitting, radiator and wooden flooring,



MAIN BATHROOM

2.3m x 1.99m (7'5" x 6'5")

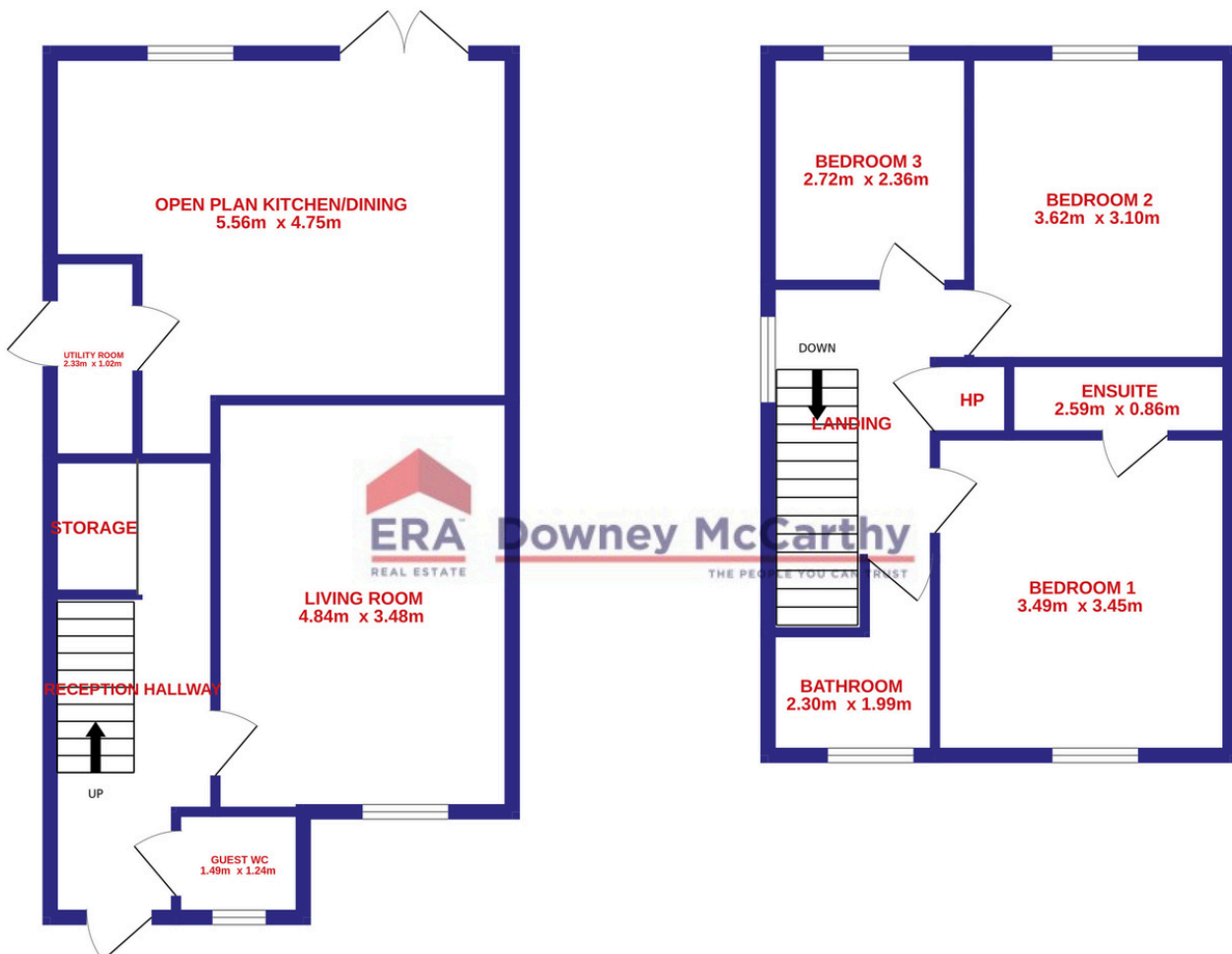
The main bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has one frosted window to the front of the property, fully tiled walls and floors, centre light fitting, radiator, a towel rail, and attractive neutral décor.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

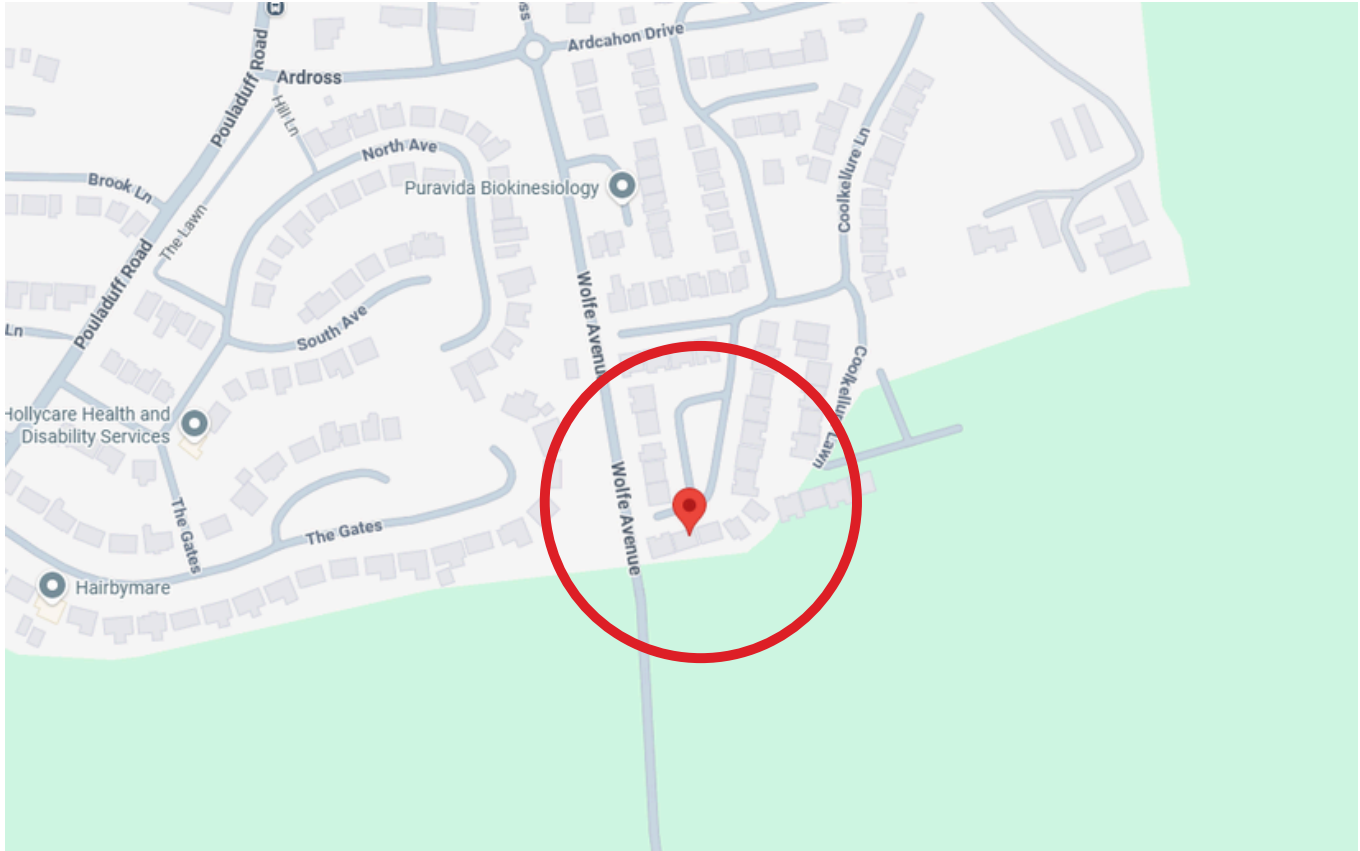


The front of the property has a maintenance free driveway that can accommodate off street parking for two vehicles.

The rear of the property boasts a south facing aspect, and is fully enclosed to all sides with timber fencing to the right and left, and a block-built wall to the rear. There is a garden area which is laid to lawn, a Steel tech shed which is ideal for storage, and an extended patio area which is ideal for outdoor entertaining.

| DIRECTIONS

Please see Eircode T12 TYY4 for directions.



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