

14 St. Josephs Park, The Lough, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this modern and superbly extended three bedroom semi-detached property situated in the ideal location of St Joseph's Park, The Lough, Cork. This property benefits from a beautiful and bright rear extension, a sunny west facing back garden, and high quality fixtures and finishes throughout. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, living room, extended kitchen/dining area, utility room, three spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €495,000

BER B3

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PSRA No. 002584

| FEATURES

- Approx. 114.9 Sq. M. / 1,237 Sq. Ft.
- Built c. 1940's
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Superb rear extension
- Underpinned
- Gas fired central heating
- Double glazed PVC windows
- Solar panels installed
- Three double bedrooms
- West facing rear garden
- Superb location close to all amenities including UCC, CUH/CUMH, Bons Secours Hospital
- A short walk to The Lough

| RECEPTION HALLWAY

5.16m x 1.15m (16'9" x 3'7")

An open porch with checkered tiling and two wall-mounted light pieces allows access to the beautiful burgundy PVC front door with centre glass panelling, leading you through to the main reception hallway. The hallway has laminate timber flooring, two light pieces, and neutral décor.



| LIVING ROOM

3.24m x 4.63m (10'6" x 15'1")

This superb main living room has sliding glass doors allowing access to the west facing rear garden and patio, flooding the area with extensive natural light. The area has high quality laminate timber flooring, attractive neutral décor, one centre light piece, a feature open fireplace, one radiator, and ample power points.



| KITCHEN/DINING

10.15m x 5.35m (33'3" x 17'5")

This is a fantastic, extended kitchen/dining space which is awash with natural light throughout. The area is triple aspect with floor to ceiling windows to the left, right, and rear, offering superb views across Cork city.

The dining area has high quality laminate timber flooring, three light pieces, neutral décor, one radiator, ample power points, and a side door allows access to the patio area to the rear.

The kitchen features modern fitted units at eye and floor level in a U-shape with granite worktop counter and tile splashback. The kitchen includes a double oven, five ring hob, extractor fan, microwave, dishwasher, stainless steel sink, and an integrated fridge freezer. The area has tile flooring, two feature triple light pieces, under counter lighting, and ample power points.



| UTILITY ROOM

1.24m x 3.58m (4'0" x 11'7")

The utility room has tile flooring, a PVC door allowing access to the side of the property, ample storage space, worktop counter, neutral décor, plumbing for a washing machine, space for a dryer, a stainless steel sink, one centre light piece, and one radiator. The gas boiler and water tank are housed within the utility room.



BEDROOM 1

4.87m x 3.84m (15'9" x 12'5")

This large double bedroom has one window to the side of the property with plantation shutters, carpet flooring, an extensive array of built-in units from floor to ceiling, one centre light piece, one radiator, neutral décor, and an access hatch to the attic. A door allows access to the en suite bathroom.



EN SUITE

0.88m x 2.47m (2'8" x 8'1")

The en suite features a three piece suite including a pump shower, one frosted window to the side of the property, tile flooring, laminate splashback, built-in storage units, and two wall-mounted light pieces to either side of the mirror.



BEDROOM 2

3.71m x 3.84m (12'1" x 12'5")

Another spacious double bedroom has one window to the front of the property with plantation shutters, laminate timber flooring, built-in wardrobe, one centre light piece, one radiator, neutral décor, and eight power points.



| **BEDROOM 3**

2.93m x 3.24m (9'6" x 10'6")

This double bedroom has one window to the front of the property with plantation shutters, laminate timber flooring, one centre light piece, one radiator, and six power points.



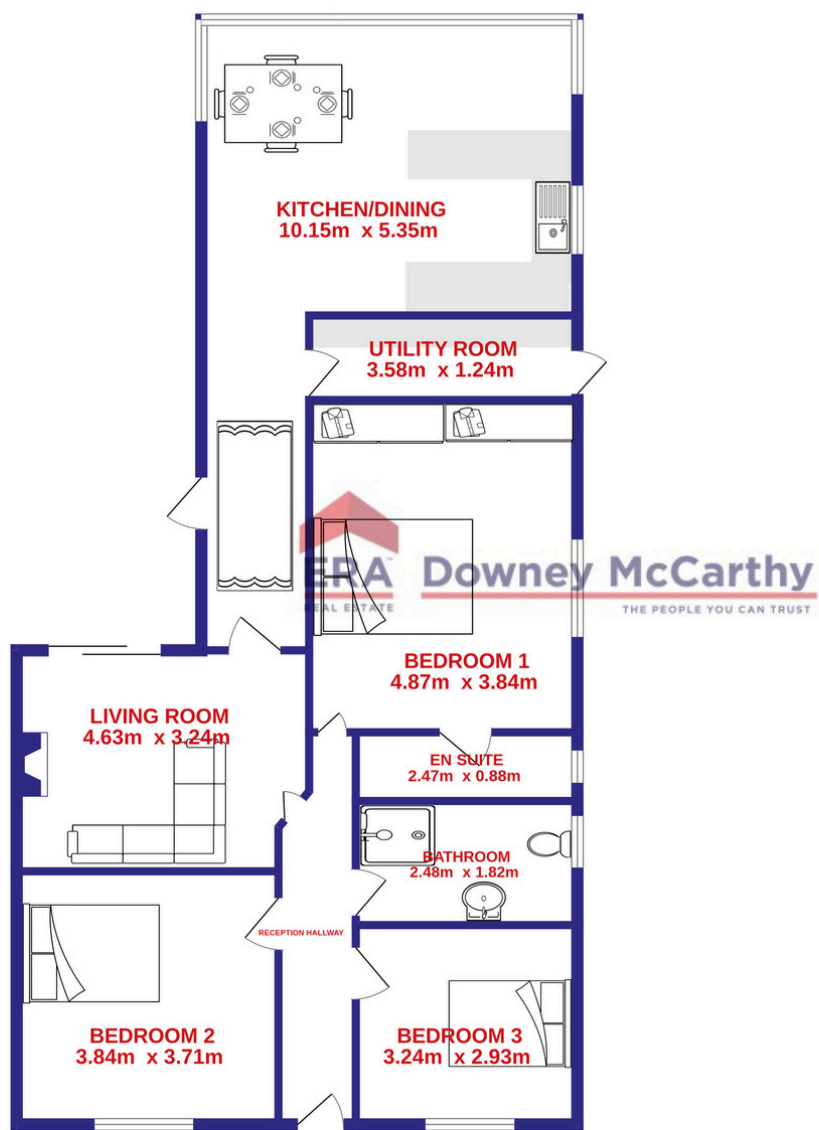
| **BATHROOM**

1.82m x 2.48m (5'9" x 8'1")

The main family bathroom features a three piece suite including a large corner shower area incorporating a pump shower, one frosted window to the side of the property, built-in vanity, a heated towel rail, modern tiling throughout, laminate splashback, and two wall-mounted light pieces.



| FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| GARDENS AND EXTERIOR



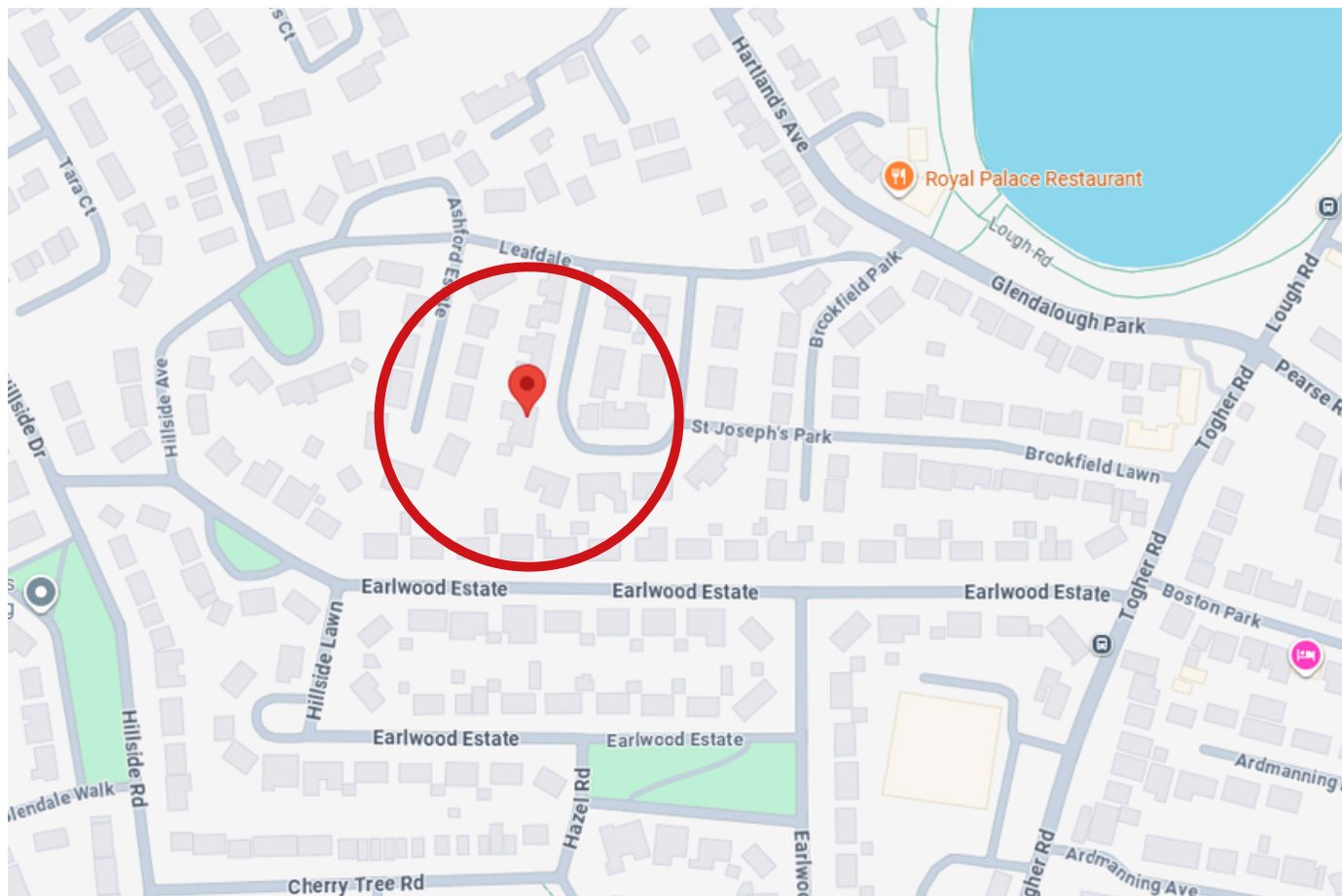
The front of the property is enclosed with block built walls. There is a concrete driveway to accommodate off street parking, and beautifully manicured garden areas which are laid to lawn with a selection of mature shrubs and plants.

A secure side gate allows access to a large side garden which is laid to lawn, leading you to the rear of the property. There is a block built shed with electricity, new roof, and fridge freezer.

The rear of the property boasts a sunny west facing aspect. There is a superb patio area ideal for outdoor dining in the warmer months, and a flagstone path with gravel to either side leads to the garden area which wraps around to the side. The rear extension also offers recessed spot lighting under the eaves, and security sensor lights are located at the back door.

| DIRECTIONS

Please see Eircode T12 P5R2 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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