

6 Coolkellure Way, Lehenaghmore, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this very modern, bright and spacious four bedroom family home, located in the much acclaimed and easily accessible development of Coolkellure Way in Lehenaghbeg. The property benefits from a very high energy efficient A3 BER rating which qualifies buyers for Green Mortgage Rates.

Accommodation briefly consists of a reception hallway, study/home office, guest w.c, living room, open plan kitchen/dining area and a utility room on the ground floor. Upstairs the property offers four spacious bedrooms, two en suite bathrooms and finally the main family bathroom.

AMV: €595,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 149.04 Sq. M. / 1,604 Sq. Ft.
- Built in 2017
- 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
- Fully enclosed rear garden
- Sought after residential area
- Four bedrooms upstairs / Two en suite bathrooms
- Tastefully decorated throughout with paints from Little Greene and Farrow and Ball
- Super study/home office downstairs
- Off street parking for 3 cars
- Within walking distance to the proposed Cork to Kinsale Greenway
- Less than 10 minutes' drive to Wilton Shopping Centre, CUH, Cork Airport
- Easy access to the South Ring Road and Cork City Centre
- On the 203 bus route

| RECEPTION HALLWAY

4.2m x 1.23m (13'7" x 4'0")

A solid door with centre glass panelling allows access into the reception hallway. The reception hallway has high quality engineered wood flooring, an alarm control panel, and recessed spot lighting.



| STUDY/HOME OFFICE

2.57m x 2.74m (8'4" x 8'9")

The study has one large window overlooking the front of the property, allowing in extensive natural light, neutral décor, plenty of space for a desk and a display cabinet, one centre light fitting, and high quality wool carpet flooring.



| GUEST W.C

1.46m x 1.54m (4'7" x 5'0")

The guest w.c features a two piece suite with impressive tile flooring, one centre light fitting, hangers for coat storage, and attractive neutral décor.



| LIVING ROOM

5.8m x 3.35m (19'0" x 10'9")

Double doors from the main reception hallway allow access into the very spacious living room, a feature bay window to the front of the property floods the area with extensive natural light. There is a feature fireplace with a built-in stove insert, high quality engineered wood flooring, one centre light fitting, attractive neutral décor, and a smoke alarm.



| OPEN PLAN KITCHEN/DINING

4.43m x 7.42m (14'5" x 24'3")

This superb and spacious room has one large window overlooking the rear garden, and French double doors allowing access to same. The area has attractive neutral décor, recessed spot lighting, extensive dining space, and a continuation of the high quality engineered wood flooring from the reception hallway.



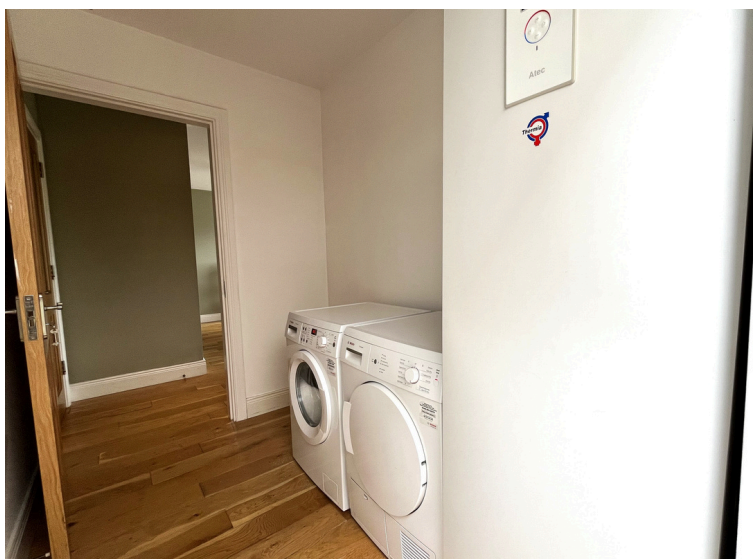
The kitchen has beautiful solid wood fitted units in an attractive Farrow and Ball Cornforth White colour scheme at eye and floor level, with an extensive quartz worktop counter. The kitchen has two fitted Neff ovens including one with 'slide and hide' door, hob, extractor fan, a stainless steel sink, integrated fridge, and an integrated Bosch dishwasher. A door allows access to the utility room.



| UTILITY ROOM

1.64m x 2.81m (5'3" x 9'2")

The utility room has space for a washing machine and a dryer, under stair storage, high quality engineered wood flooring, and the heating system is also housed here. A door allows access out to the side of the property, which is ideal for bin storage.



| STAIRS AND LANDING

3.44m x 3.89m (11'2" x 12'7")

The stairs and landing are fitted with high quality wool carpet flooring throughout. At the half landing there is one large window allowing in extensive natural light. The main landing area has high quality carpet flooring, a folding stairs allows access up to the attic, and access to the hot press which is shelved for storage.



| BEDROOM 1

5.04m x 3.56 (16'5" x 11'6")

The master bedroom easily accommodates a super king bed and has a feature bay window overlooking the front of the property, attractive neutral décor, built-in wardrobes for storage, one radiator, one centre light fitting and carpet flooring. A door allows access into the en suite.



| EN SUITE 1

0.88m x 2.5m (2'8" x 8'2")

The en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, tile flooring, a frosted window overlooking the side of the property, radiator, centre light fitting, and extractor fan.



| BEDROOM 2

4.4m x 3.82m (14'4" x 12'5")

Another spacious double bedroom has one window overlooking the rear of the property, offering superb panoramic city views. The room has attractive neutral décor, one radiator, one centre light fitting, and carpet flooring. A doorway allows access into the second en suite.



| EN SUITE 2

2.61m x 1.37m (8'5" x 4'4")

The en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, tile flooring, a frosted window to the rear, radiator, centre light fitting, and extractor fan.



| BEDROOM 3

3.37m x 3.5m (11'0" x 11'4")

A generous sized double bedroom has one window overlooking the rear of the property, attractive décor, radiator, centre light fitting, and luxury carpet flooring.



| BEDROOM 4

2.27m x 3.73m (7'4" x 12'2")

This large single bedroom has one window to the front, radiator, centre light fitting and carpet flooring.



MAIN BATHROOM

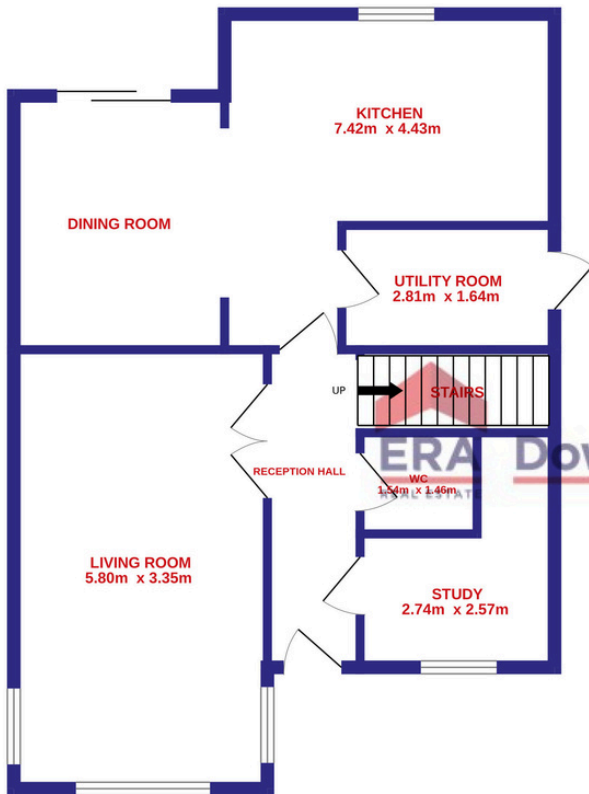
2.17m x 2.96m (7'1" x 9'7")

The main bathroom features a three piece suite including a shower cubicle incorporating a power shower off the mains. The area has a frosted window to the side of the property, attractive neutral décor with floor and wall tiling, centre light fitting, extractor fan, and a radiator.

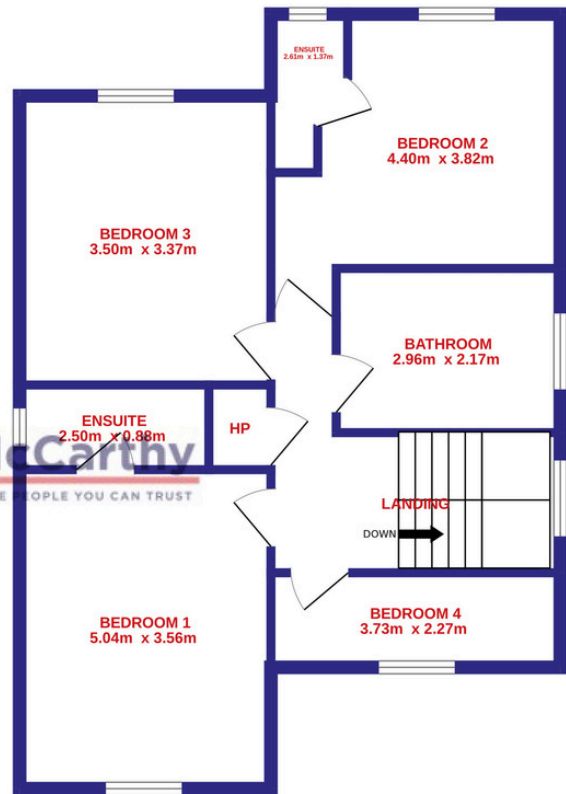


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy
THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR

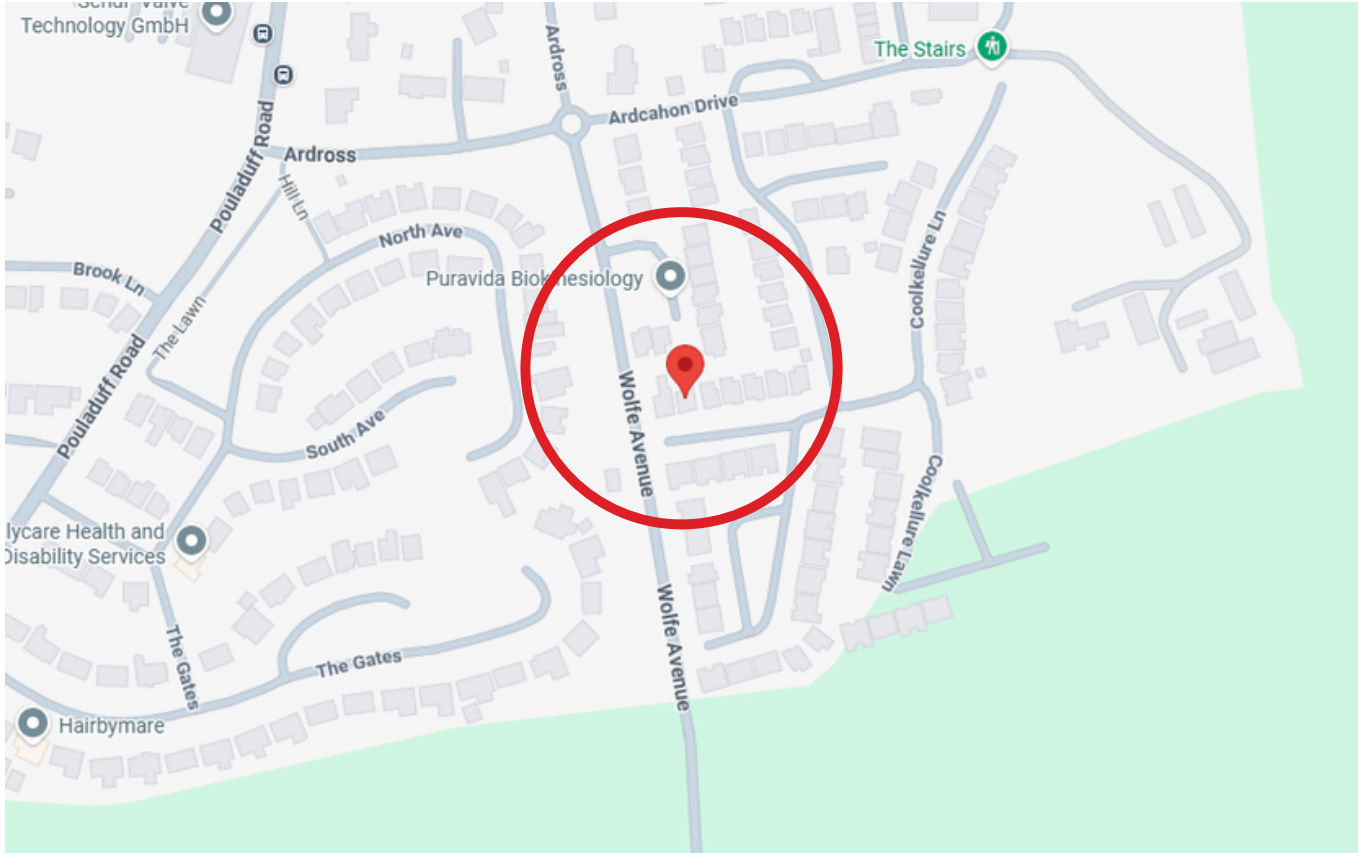


The front of the property has a very spacious driveway that can accommodate off street parking for up to three vehicles, with garden areas to either side of the driveway.

The rear of the property is fully enclosed with block built walls and timber fencing on all sides. There is a patio area which is ideal for outdoor entertaining, and the back garden is laid to lawn.

| DIRECTIONS

Please see Eircode T12 X62D for directions.



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