

## 6 Forest Ridge, Doughcloyne, Wilton, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb, extended and very spacious four bedroom semi-detached house, situated in a highly sought after area in Wilton. The property offers ample bedroom and living accommodation along with an ideal location close to all amenities including Wilton Shopping Centre, CUH, CUMH, and UCC. Viewing comes highly recommended.

Accommodation consists of porch, reception hallway, living room, open plan kitchen/dining area, sitting room, utility room, and guest w.c on the ground floor. Upstairs the property offers four spacious bedrooms, master bedroom comes with an en suite bathroom plus a walk-in wardrobe, and finally the main family bathroom.

**AMV: €525,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 159.38 Sq. M. / 1,716 Sq. Ft.
- Built in the early 1990's
- Extended to the rear in 1999/2000
- Two storey extension to the side in 2006
- BER C
- Natural gas fired central heating – boiler only 2 years old
- Four bedrooms upstairs
- Newly renovated main family bathroom
- South-west facing rear garden
- Mature sought after location close to all amenities
- Close to Wilton Shopping Centre, CUH, CUMH and UCC
- Off street parking
- On the 214 and 219 bus routes
- Easy access to the South Ring Road network

## | PORCH

1.6m x 0.86m (5'2" x 2'8")

A solid door with centre glass panelling allows access into the porch area. The porch has tile flooring and a teak door allow access into the reception hallway.



## | RECEPTION HALLWAY

3.55m x 1.85m (11'6" x 6'0")

The main reception hallway has one centre light fitting, one radiator, access to the electrical board, and solid wooden flooring.



## | LIVING ROOM

4.08m x 3.73m (13'3" x 12'2")

The living room has a feature bay window overlooking the front of the property, allowing in extensive natural light. The room has a feature fireplace, neutral décor, recessed spot lighting, plenty of space for a suite of furniture, two radiators, and solid wooden flooring.



## | OPEN PLAN KITCHEN/DINING

6.82m x 5.28m (22'3" x 17'3")

This spacious and extended open plan kitchen/dining area is flooded with natural light. The room has two Velux windows, one feature bay window overlooking the rear garden, and double doors allowing access to same. The area has extensive dining and living space, recessed spot lighting, and a mix of tile and timber flooring.

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes space for an oven, space for fridge freezer, a stainless steel sink, and plenty of storage space.



## | SITTING ROOM

5.31m x 4.11m (17'4" x 13'4")

The extension to the side leads out to a dual aspect sitting room that has a feature bay window to the front of the property, one window to the side, a feature fireplace with an electric insert, recessed spot lighting, one radiator and wooden flooring.



## | UTILITY ROOM

1.44m x 3.31m (4'7" x 10'8")

The utility room has plumbing for a washing machine, space for a dryer, a stainless steel sink, one window overlooking the rear garden, a door allowing access to same and tile flooring. Another door allows access to the guest w.c.



## | GUEST W.C

1.3m x 0.69m (4'2" x 2'2")

The guest w.c features a two piece suite, tile splashback, tile flooring, and the gas boiler is housed within this room.



## | STAIRS AND LANDING

3.4m x 2.4 (11'1" x 7'8")

The stairs and landing are fitted with carpet flooring. The landing has access to the hot press, and a Stira staircase allowing access to the attic.



## | BEDROOM 1

5.09m x 4.09m (16'6" x 13'4")

This spacious master bedroom has feature a bay window overlooking the front of the property, allowing in extensive natural light. The room has attractive neutral décor, centre light fitting, radiator and timber flooring. Doors allow access into the en suite and the walk-in wardrobe.



## | EN SUITE

1.56m x 2.1m (5'1" x 6'8")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Triton electric shower, attractive floor and wall tiling and one window to the rear.



## | WALK-IN WARDROBE

1.71m x 1.8 (5'6" x 5'9")

The walk-in wardrobe has built-in units for storage, centre light fitting, an access hatch to the attic and wooden flooring.



## | BEDROOM 2

4.38m x 2.98m (14'3" x 9'7")

This generous sized double bedroom has plenty of space for wardrobe units, a window to the front, centre light fitting, radiator and carpet flooring.



## | BEDROOM 3

3.38m x 3.48m (11'0" x 11'4")

This double bedroom has a window overlooking the rear of the property, a built-in wardrobe unit for storage, centre light fitting, radiator and carpet flooring.



## **| BEDROOM 4**

2.42m x 2.6m (7'9" x 8'5")

A large single bedroom has one window overlooking the front of the property, centre light fitting, radiator, space for a desk, space for a wardrobe unit, and carpet flooring.



## **| MAIN BATHROOM**

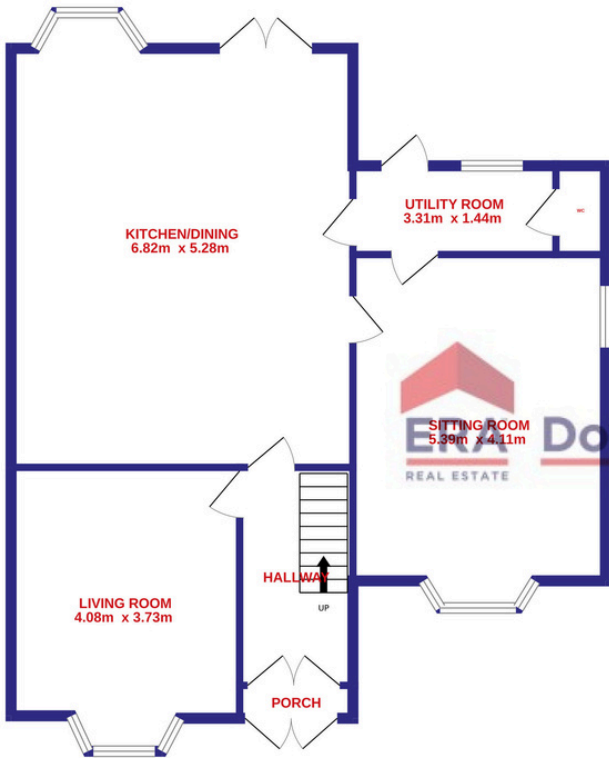
1.64m x 2.09m (5'3" x 6'8")

The newly renovated main family bathroom features a three piece suite including a shower cubicle incorporating a Mira Elite electric shower. The room has attractive floor and wall tiling, recessed spot lighting, and a frosted window to the rear.

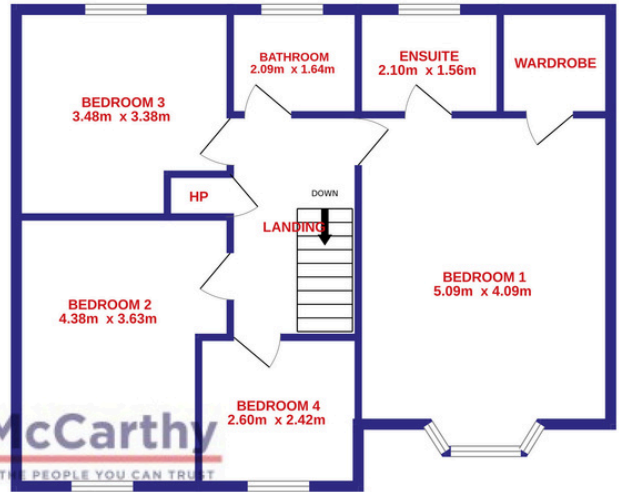


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



## | GARDENS AND EXTERIOR

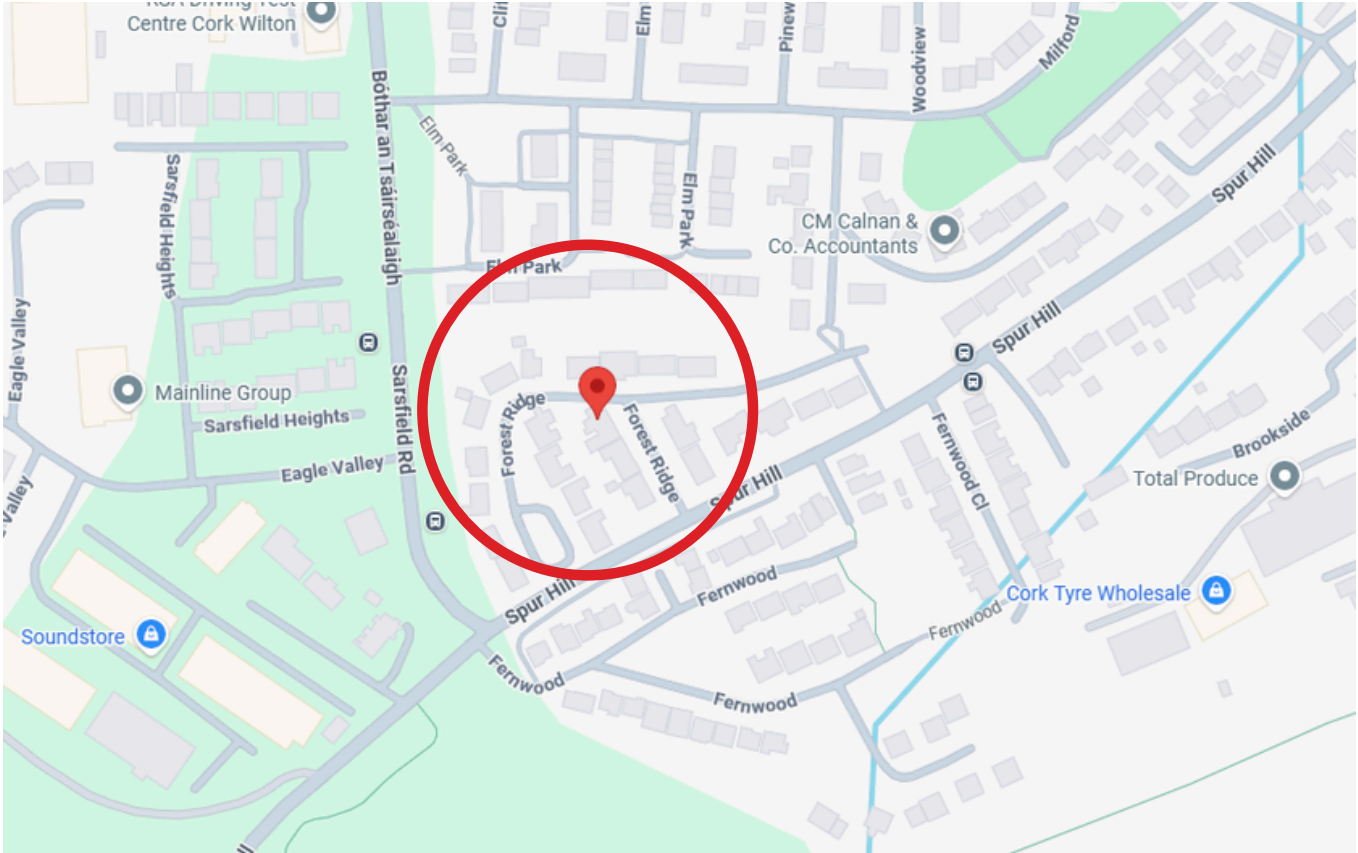


The front of the property has a brick-built wall to the right and left, and open access for off street parking that can accommodate one/two vehicles.

The rear of the property boasts a beautifully maintained garden and a super timber decking area, which is ideal for entertaining in the summertime. There is a greenhouse, two Barna sheds for storage, and mature shrubs and plants abound. The area is fully enclosed to all sides.

## | DIRECTIONS

Please see Eircode T12 KD0K for directions.



## | ALL ENQUIRIES TO:



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