

## 6 The Crescent, Priory Court, Watergrasshill, Cork



ERA Downey McCarthy are delighted to launch to the market this beautifully presented three bedroom semi-detached property, situated within a mature residential development in Watergrasshill. The property offers spacious accommodation, attractive décor, and a fully enclosed and well-manicured south facing rear garden.

Accommodation consists of a reception hallway, living room, open plan kitchen/dining area and convenient utility room on the ground floor. Upstairs there are three spacious bedrooms, master bedroom en suite and the main family bathroom.

**AMV: €335,000**

**BER** B3

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 106 Sq. M. / 1,141 Sq. Ft.
- Built in 2000
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Natural Gas Central Heating – new boiler fitted in 2024
- New radiators throughout
- Attractive décor
- Three bedrooms upstairs
- Master bedroom comes with an en suite bathroom
- Beautifully maintained south-west facing rear garden
- Close to local schools, playgrounds, bus routes
- Easy access to the M8 road network

## | RECEPTION HALLWAY

5.16m x 1.89m (16'9" x 6'2")

A teak door with glass panelling allows access to the reception hallway. The bright and welcoming reception hallway has attractive neutral décor, one centre light fitting, radiator, alarm system, power point, smoke detector and high grade laminate flooring. There is also access to the convenient under stairs utility space.



## | LIVING ROOM

3.96m x 5.67m (12'9" x 18'6")

This spacious main living room has a feature a bay window to the front of the property which floods the area with extensive natural light. The room has very impressive built-in display and storage units, attractive neutral décor, feature solid fuel stove on top of a marble plinth, centre light fitting with ceiling rose, radiator, ample power points, cornicing in the ceiling, fitted blinds in the bay window and high grade laminate flooring. Double wooden doors leads out to the open plan kitchen/dining area.



## | KITCHEN/DINING ROOM

5.86m x 3.52m (19'2" x 11'5")

The superb open plan kitchen/dining area has two windows overlooking the rear garden, attractive neutral décor, and ceramic tile flooring throughout. The dining area has recessed spotlighting, a radiator, and four power points.

The kitchen features modern fitted units at eye and floor level in a U-shape, extensive worktop counter, tile splashback, and recessed spot lighting. The kitchen includes an oven, integrated extractor fan and dishwasher, stainless steel sink, a freestanding fridge freezer, six power points, and a side door allowing access to the rear garden.



## | UTILITY ROOM

1.56m x 1.54m (5'1" x 5'0")

This very convenient utility space has tile flooring, shelving, a washing machine, air vent, and a dryer.



## | STAIRS AND LANDING

A feature curved stairway leads to the first floor landing and has been fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light fitting, a Stira staircase allowing access to the attic, access to Hive controls, and a hot press area shelved for storage.



## | BEDROOM 1

4.58m x 3.48m (15'0" x 11'4")

This spacious and very attractively decorated double bedroom has a feature bay window overlooking the front of the property, built-in wardrobe units, centre light fitting, radiator, four power points and high grade laminate flooring. A door allows access to the en suite bathroom.



## | EN SUITE

2.22m x 1.63m (7'2" x 5'3")

Beautifully appointed en suite featuring a three piece suite including a corner shower area incorporating a Mira electric shower, impressive neutral décor, centre light fitting, radiator, frosted window to the front of the property and vinyl flooring.



## | BEDROOM 2

3.24m x 3.19 (10'6" x 10'4")

Another spacious double bedroom that has one window overlooking the rear of the property, built-in wardrobes units, radiator, centre light fitting, two power points and high grade laminate flooring.



## | BEDROOM 3

2.61m x 2.52m (8'5" x 8'2")

This spacious single bedroom has one window to the rear of the property, neutral décor, radiator, two power points, centre light fitting and carpet flooring.



## | MAIN BATHROOM

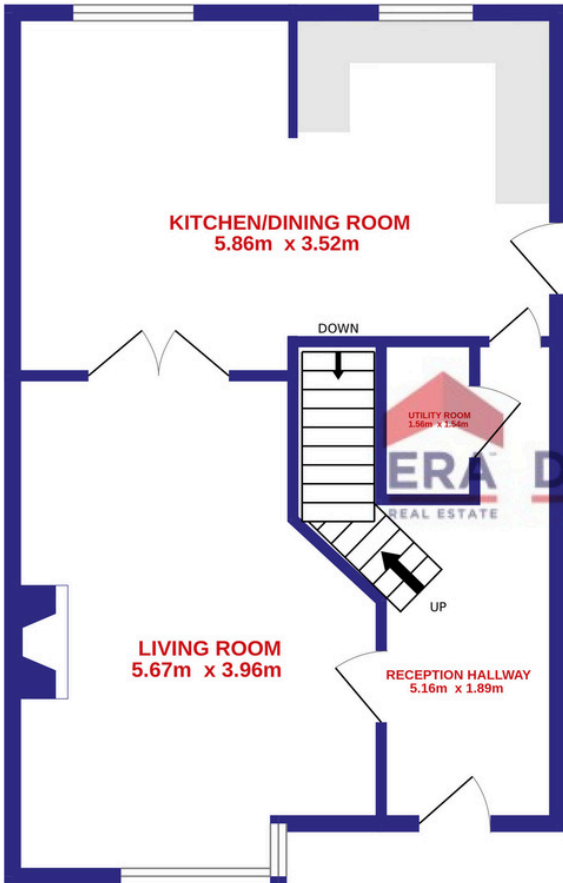
2.8m x 2.36m (9'1" x 7'7")

The main family bathroom features a four piece suite including an electric shower fitted over the bath, attractive floor and wall tiling, frosted window to the side of the property, a radiator, and centre light fitting.

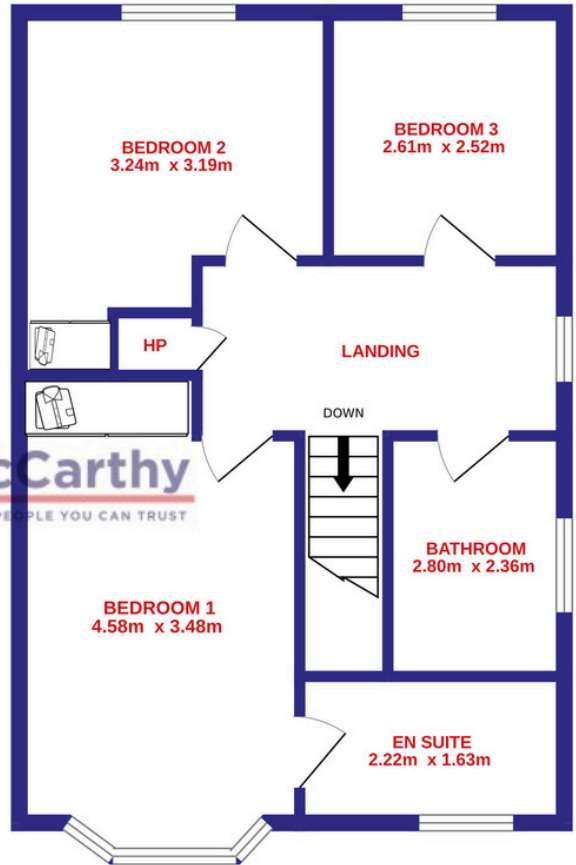


# FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy  
REAL ESTATE  
THE PEOPLE YOU CAN TRUST

## | GARDENS AND EXTERIOR



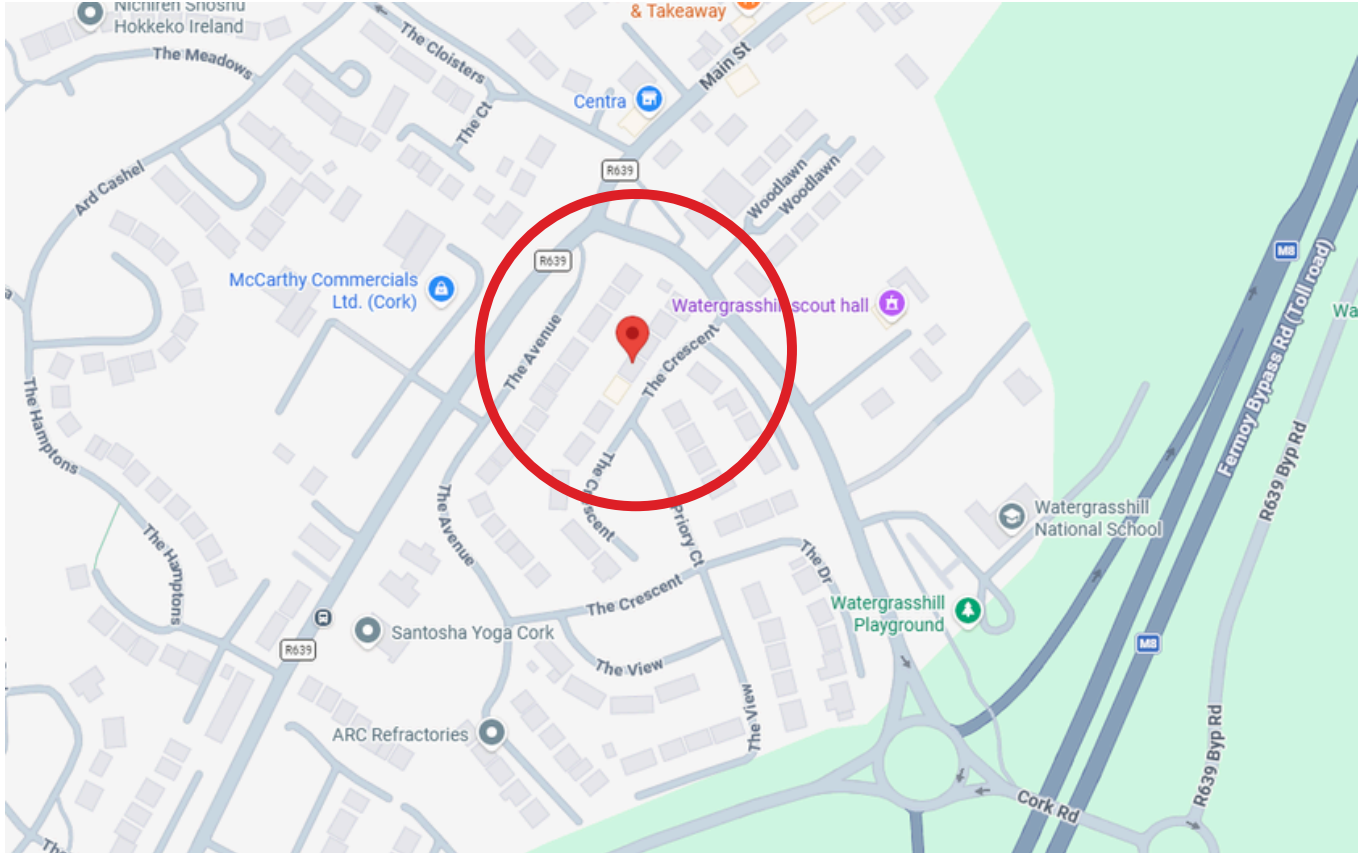
The front of the property has a brick façade and smooth plaster finish. There is a concrete driveway to accommodate off street parking, and a garden area which is laid to lawn.

A concrete foot path extends around to the side of the property and a secure wooden gate allows access to the rear.

The rear of the property boasts a sunny south-west facing aspect. There is a patio area ideal for outdoor entertaining, and a well-manicured garden area which is laid to lawn with mature shrubs and plants throughout. The area is fully enclosed with block built walls and fencing, and there is a Barna shed included as part of the sale.

## | DIRECTIONS

Please see Eircode T56 FA37 for directions.



## | ALL ENQUIRIES TO:



**Michael Downey** B.Comm, MIPAV, QFA  
087 7777117  
michael@eracork.ie



**Caroline Downey** BA, MSc, MIPAV MMCEPI  
083 0255433  
caroline@eracork.ie



**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.