



# Downey McCarthy

THE PEOPLE YOU CAN TRUST

## 17 Abbotswood Downs, Rochestown, Cork



**AMV: €895,000**



**60 South Mall, Cork.**

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PSRA No. 002584

Garry O'Donnell of ERA Downey McCarthy Auctioneers is proud to present to the market this exceptional five bedroom detached residence, superbly positioned on an elevated and private site within one of Cork's most sought after residential developments just off the Rochestown Road.

Beautifully maintained and impeccably presented throughout, this distinguished family home extends to generously proportioned, light-filled accommodation with an elegant interior finish and a wonderful sense of space. A number of dual aspect reception rooms further enhance the home's bright and welcoming atmosphere, while all five bedrooms are spacious doubles finished to an impressive standard of décor and comfort. Adding further appeal is the extensive attic area, offering outstanding potential for conversion into additional living accommodation.

Ideally located, the property enjoys immediate access to a host of amenities in nearby Douglas Village, together with excellent connectivity to the N40 road network, the M8 motorway, Jack Lynch Tunnel and Cork city centre. The ever-popular Blackrock Greenway at Harty's Quay is also within easy reach, providing superb recreational and lifestyle amenities.

Accommodation comprises a welcoming reception hallway, an impressive open plan living/dining room, spacious kitchen/dining area, sunroom, playroom, family room, guest w.c. and utility room at ground floor level. Upstairs, the property offers five generously sized double bedrooms, two en suite bathrooms, a luxurious main family bathroom, and access to the substantial attic space.

A truly outstanding family residence combining style, space and convenience in a premier Cork location.

## | FEATURES

- Approx. 303.88 Sq. M. / 3,271 Sq. Ft.
  - Built in 2001
  - BER B3 – Qualifying the property for Green Mortgage Interest Rates
  - An abundance of light filled living accommodation
  - Five spacious double bedrooms
  - Mature grounds with a superb private rear garden and decking area
  - Impressive decor throughout
  - Mature sought after residential development
  - Convenient location close to Douglas Village, The N40/M8 road network and The Jack Lynch Tunnel
-

## | RECEPTION HALLWAY

5.67m x 4.4m (18'6" x 14'4")

A teak door with glass centre and side panelling and an impressive top fan light allows access to main reception hallway. The graceful reception hallway features high quality décor with attractive timber wall panelling and boasts 2.9m ceiling height, adding to the grandeur of the overall reception hallway. There are two feature light pieces, covings surrounding the ceiling, one thermostat control for the heating, one large radiator cleverly disguised behind a radiator cover, one telephone point, an alarm control point, and access to a guest w.c.



## | GUEST W.C

0.75m x 1.66m (2'4" x 5'4")

The guest w.c features a two piece suite with tile flooring and timber wall panelling. There is one centre light piece, one wall-mounted light piece, and one extractor fan.



## | LIVING ROOM/DINING ROOM

9.45m x 4.75m (31'0" x 15'5")

A superb light filled, open plan, triple aspect room has windows to the front and rear of the property, in addition to a feature bay window to the side. Double doors allow access to a rear decking area. The room is beautifully appointed and acts as both a living space and a casual dining area which features decorative covings surrounding the ceiling, impressive wide plank timber flooring and an open fireplace.



There are two radiators, fourteen power points, one telephone point, one television point and two light fittings.



## | OPEN PLAN KITCHEN/DINING

3.7m x 6.96m (12'1" x 22'8")

This magnificent kitchen/dining area has superb tile flooring throughout and impressive modern fitted units at eye and floor level in a U-shape with extensive granite worktop counters. The focal point of the room is a feature island unit acting as a breakfast counter with additional storage. The kitchen includes a double oven, hob, extractor fan, stainless steel bowl and half sink, and a dishwasher. The area has one centre light piece, lighting under the eye level units, two windows to the side of the property, and twelve power points. An open arch from the room allows access to the sunroom.



## | SUNROOM

2.83m x 4.16m (9'2" x 13'6")

The superb sunroom is glazed throughout, and has double doors to the rear of the property allowing access to a decking area and overlooking the rear garden. The room has one centre light piece, tile flooring, two radiators, and two power points.



## | UTILITY ROOM

2.38m x 1.62m (7'8" x 5'3")

Located off the kitchen, the utility room features tile flooring, units at eye and floor level, and worktop counter space with a built-in sink and drainer unit. The area has plumbing for a washing machine, space for a dryer, one window to the rear of the property, a gas boiler, eight power points, and one centre light piece.



## | FAMILY ROOM

4.43m x 3.32m (14'5" x 10'8")

This superb dual aspect room has one window to the front of the property, and one window to the side of the property. The room has impressive decor with high quality solid oak wide plank timber flooring, an open fireplace, one centre light piece, one radiator, six power points, one television point, and one telephone point.



## | HOME OFFICE/PLAYROOM

3.1m x 3.15m (10'1" x 10'3")

This versatile room has one window to the front of the property, including a Venetian blind. The room has high quality décor with solid wide plank oak timber flooring, one centre light piece, one radiator, and four power points.



## | STAIRS AND LANDING

2.14m x 6.23m (7'0" x 20'4")

The stairs and landing are fitted with new carpet flooring throughout and the area has bespoke timber panelling. The landing has one centre light piece, one thermostat control for the heating, two power points, and a large hot press area which is shelved for storage. A door from the room allows access to a full staircase, leading to the converted attic space.



## | BEDROOM 1

5.15m x 3.07m (16'8" x 10'0")

A spacious double bedroom has one window to the front of the property. The room has carpet flooring, impressive 2.9m ceiling height with covings surrounding the ceiling and extensive walk-in storage space. There is one radiator, eight power points, one telephone point, one television point, and a door from the room allows access to an en suite bathroom.



## | EN SUITE 1

2.02m x 1.81m (6'6" x 5'9")

The en suite features a four piece suite including a Triton electric shower fitted over the bath. The area has tiling from floor to ceiling, one window to the front of the property, one radiator, one centre light piece, and a wall-mounted mirror with integrated lighting.



## | BEDROOM 2

5.18m x 3.82m (16'9" x 12'5")

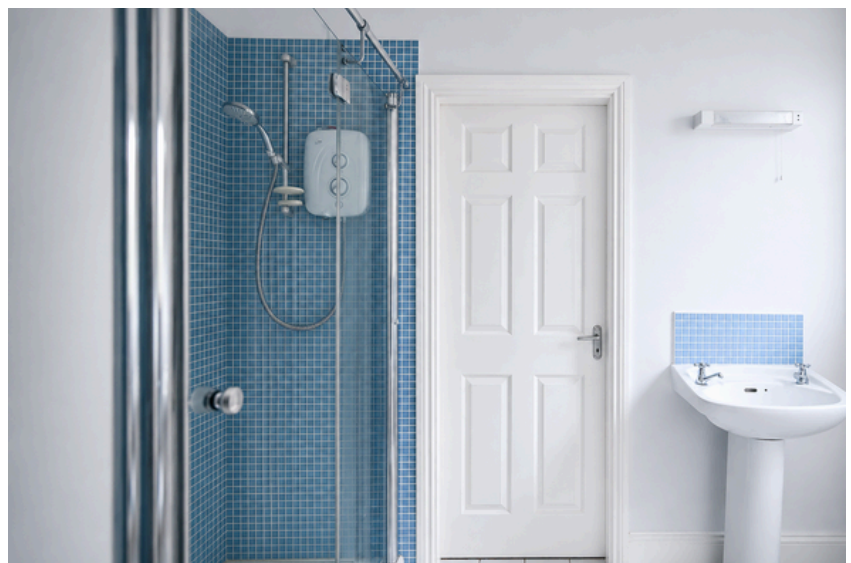
A superb dual aspect double bedroom has one window to the front of the property and one window to the side of the property. The room has impressive carpet, a generous walk in storage area, one centre light piece, eight power points, one telephone point, one television point and one radiator. A door from the room allows access to a Jack and Jill en suite bathroom.



## | EN SUITE 2

1.4m x 2.75m (4'5" x 9'0")

The second en suite features a three piece suite including a double corner shower area incorporating a Mira Elite SE electric shower. There is one window to the side of the property, one centre light piece, one wall-mounted light piece, and floor and wall tiling.



### | **BEDROOM 3**

2.62m x 3.82m (8'5" x 12'5")

A large double bedroom has one window to the rear of the property. The room has impressive new carpet flooring, a spacious walk-in wardrobe area one large radiator, one centre light piece, six power points, one telephone point, and one television point.

A door from the room allows access to En Suite 2 mentioned above.



### | **BEDROOM 4**

4.45m x 2.68m (14'5" x 8'7")

A large dual aspect double bedroom has one window to the front of the property, and one window to the side of the property offering panoramic views over the Lough Mahon estuary. The room has solid timber flooring sanded and varnished to a high quality finish, a walk-in storage area, six power points, one television point and one telephone point.



### | **BEDROOM 5**

3.21m x 2.86m (10'5" x 9'3")

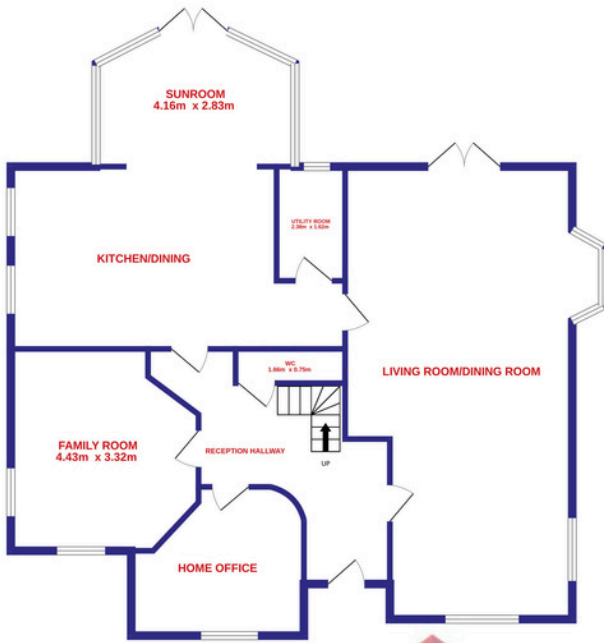
A generous dual aspect double bedroom has one window to the rear of the property, and one window to the side of the property. The room has solid timber flooring sanded a varnish to a high quality finish, a walk-in storage area, one centre light piece, one radiator, and four power points.





# | FLOOR PLAN

GROUND FLOOR

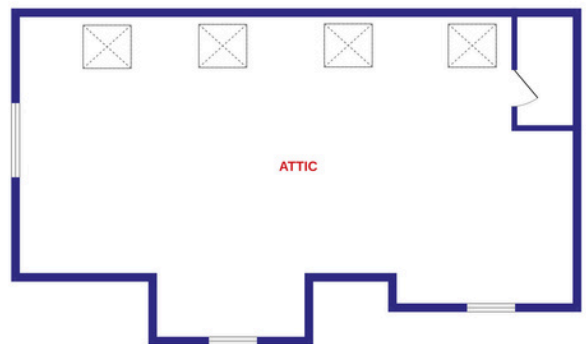
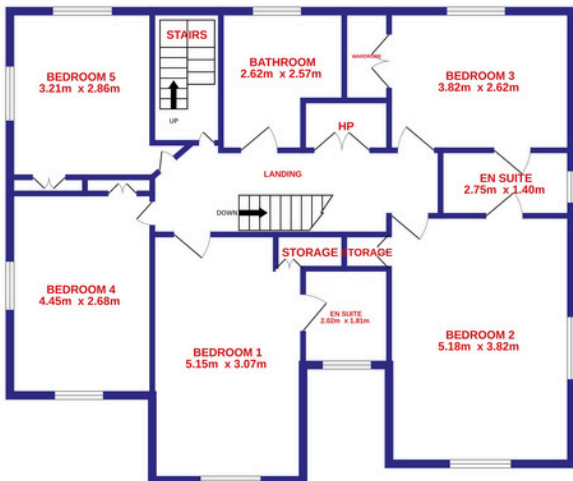


1ST FLOOR



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## | GARDENS AND EXTERIOR

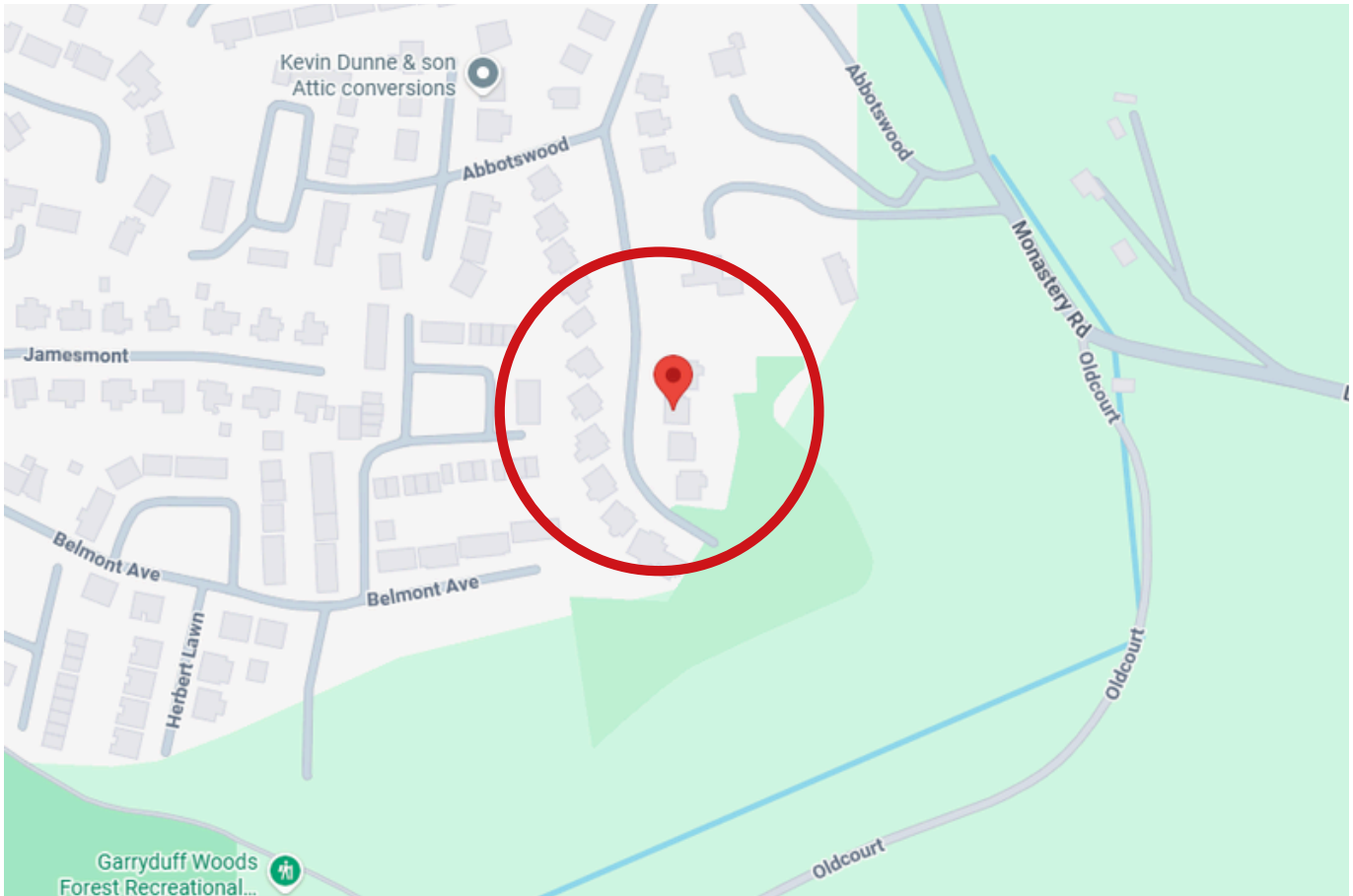


The property is approached by a landscaped front garden with an array of mature shrubs and planting. A spacious cobble lock driveway provides ample off street parking for six to seven vehicles, while the attractive maintenance-free red and brown brick façade further enhances the home's impressive exterior.

To the rear, the property boasts a superb private garden laid predominantly to lawn and complemented by an extensive decking area accessed directly from the main living room and sunroom, ideal for outdoor entertaining and family living. The garden is fully enclosed with mature shrubs and planting throughout, offering a wonderful sense of privacy and seclusion whilst offering superb countryside views.

## | DIRECTIONS

Please see Eircode T12 K6CR for directions.



## | ALL ENQUIRIES TO:

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