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Downey McCarthy

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15 Coolkellure Lawn, Coolkellure, Lehenaghmore, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is delighted to present to the market this absolutely beautifully presented and in turnkey condition, three bedroom semi-detached property, ideally located in the much acclaimed and very popular development of Coolkellure Lawn in Lehenaghmore. The property benefits from very attractive décor and top quality finishes throughout, as well as superb south west facing rear garden and outside patio area, and a bright open plan kitchen/dining area.

Accommodation consists of reception hallway, guest w.c, living room to the front, superb open plan kitchen/dining area, and utility room on the ground floor. Upstairs the property offers three spacious double bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €450,000

BER A3

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PSRA No. 002584

| FEATURES

- Approx. 107.6 Sq. M. / 1,158 Sq. Ft.
- Built in 2022
- BER A3
- Air to water heating system
- Attractively presented throughout
- Three double bedrooms upstairs, no box room
- South facing rear garden and superb patio area
- Easy access to 203 bus route
- 10 minutes' drive to Wilton Shopping Centre, CUH, Cork city centre

| RECEPTION HALLWAY

5.01m x 2.12m (16'4" x 6'9")

A solid teak door with frosted glass panelling allows access into the reception hallway. The welcoming reception hallway has impressive wood effect tile flooring, attractive neutral décor, one centre light fitting, one smoke alarm, access to under stair storage, and a door leads into the guest w.c.



| GUEST W.C

1.6m x 1.48m (5'2" x 4'8")

The guest w.c features a two piece suite, a continuation of the high quality wood effect tile flooring, one centre light fitting, one extractor fan, and neutral décor.



| LIVING ROOM

4.71m x 3.36m (15'4" x 11'0")

The superb main living room has one large window overlooking the front of the property, allowing in extensive natural light. The room has impressive hardwood oak timber flooring, attractive neutral décor ample space for couch suite, a fitted unit for display and storage, attractive décor, one centre light fitting, and a feature fireplace with a stove insert.



| OPEN PLAN KITCHEN/DINING

4.15m x 5.59m (13'6" x 18'3")

This bright south facing kitchen/dining area is flooded with natural light. There is one window overlooking the rear garden, and double glass doors allowing access to same.

The kitchen features solid fitted units at eye and floor level with an extensive Quartz worktop counter, a striking feature island unit which is ideal for storage, an integrated double oven/hob/extractor fan, Quartz tile splashback, plumbing for a dishwasher, a Belfast sink, and a hot water tap.

The room has high quality wood effect tile flooring, recessed spotlighting, one centre light fitting, attractive neutral décor, and a smoke alarm. A door allows access into the utility room.





| UTILITY ROOM

1.6m x 1.92m (5'2" x 6'2")

The utility room has high quality wood effect tile flooring, units for storage, worktop counter space, access to the air to water heating system, plumbing for a washing machine, and a door allowing access out to the side of the property.



| STAIRS AND LANDING

2.1m x 3.54m (6'8" x 11'6")

The stairs are fitted with carpet flooring throughout. The main landing has high quality laminate flooring, one centre light fitting, and access to the hot press for storage.



| BEDROOM 1

3.8m x 3.36m (12'4" x 11'0")

This superb double bedroom has one large window overlooking the front of the property, high quality laminate flooring, one radiator, one centre light fitting, ample space for a wardrobe unit, attractive neutral décor and a door allows access into the en suite bathroom.



| EN SUITE

2.75m x 2.13m (9'0" x 6'9")

The en suite features a three piece suite including a mains operated shower, one frosted window to the front of the property, tile flooring, one radiator, one centre light fitting, and one extractor fan.



| BEDROOM 2

3.78m x 3.06m (12'4" x 10'0")

Another spacious double bedroom has one window to the rear, high quality laminate flooring, attractive neutral décor, one radiator, one centre light fitting, and a built-in wardrobe unit for storage.



| BEDROOM 3

3.75m x 2.44m (12'3" x 8'0")

Currently in use as a home office, this double bedroom has one window overlooking the rear of the property, one radiator, high quality laminate flooring, one centre light fitting, and attractive neutral décor.



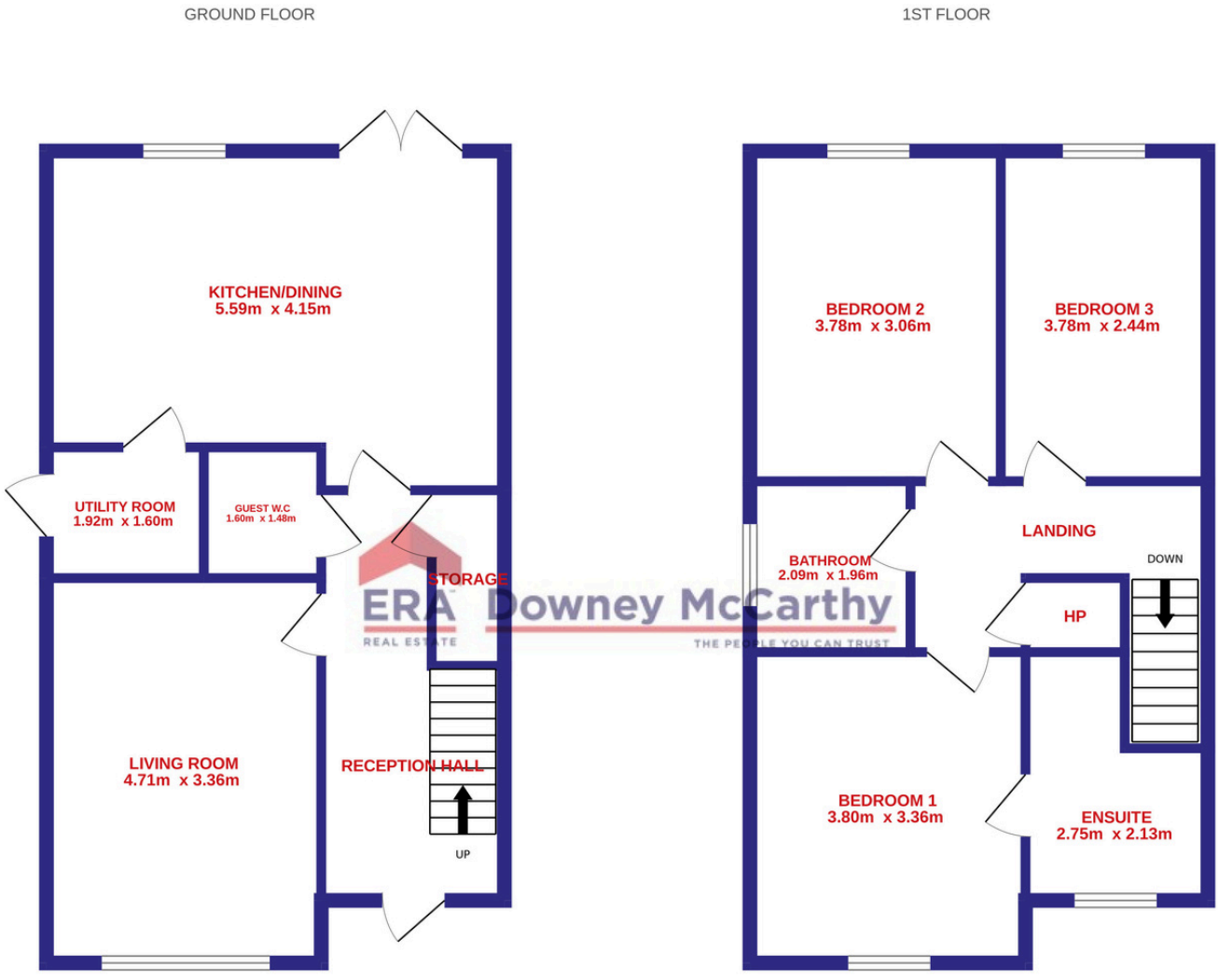
| MAIN BATHROOM

2.09m x 1.96m (6'8" x 6'4")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has one frosted window to the side of the property, floor and wall tiling, one centre light fitting, one extractor fan, and one radiator.



| FLOOR PLAN



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| GARDENS AND EXTERIOR



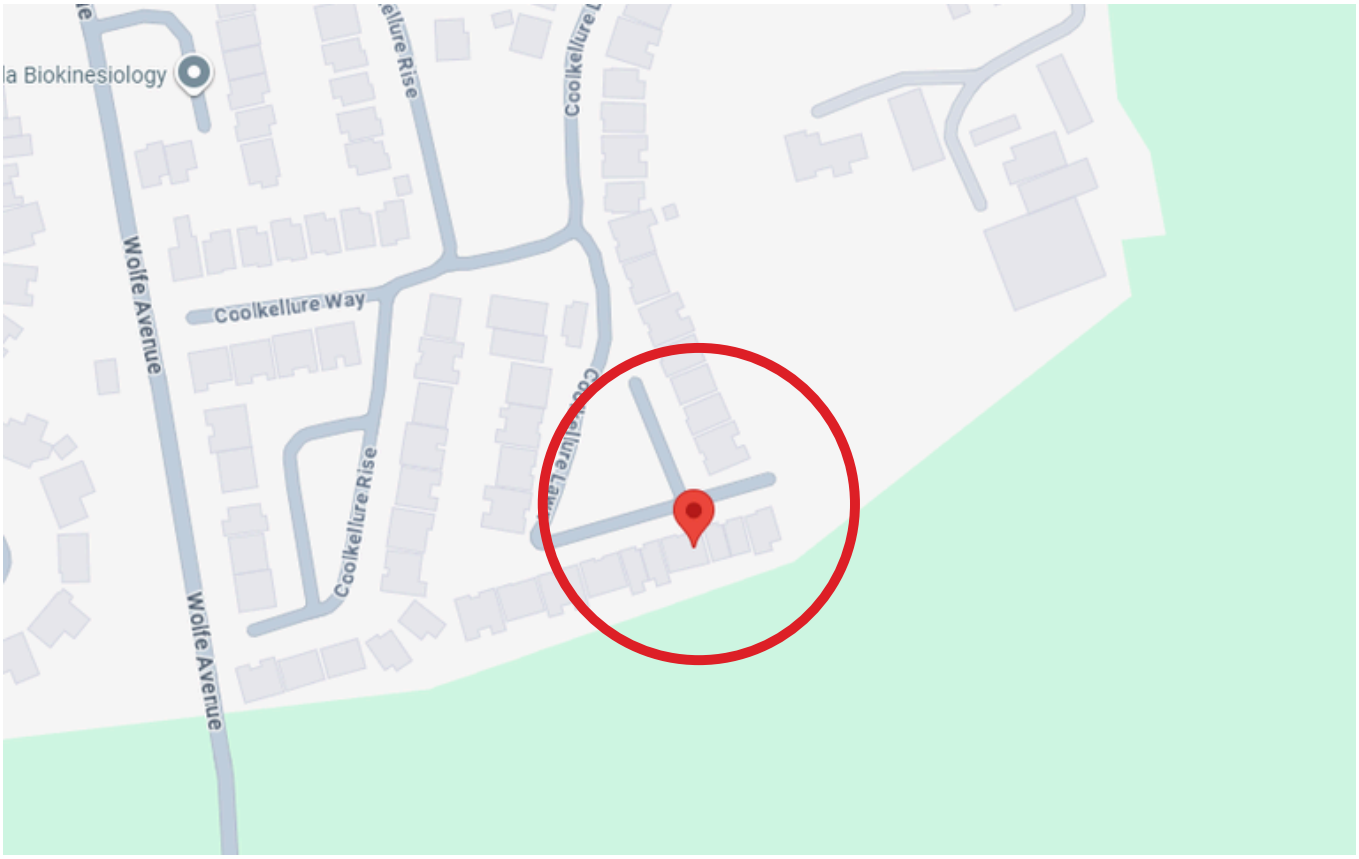



The front of the property is fully maintenance free, and there is a cobble lock driveway which accommodates off street parking space for two vehicles.

The rear of the property boasts a south facing aspect, and a spacious rear garden which is fully enclosed with block built walls to the left and rear, and timber fencing to the right. There is a patio area, the garden is laid to lawn, and there is a steel shed which is ideal for storage.

| DIRECTIONS

Please see Eircode T12 KVF5 for directions.



| ALL ENQUIRIES TO:





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