

3 Deanwood Place, Togher, Cork



AMV: €385,000

BER C

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PSRA No. 002584

Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautifully modernised three bedroom semi-detached home enjoying a prime position overlooking a large green area within the quiet cul-de-sac of Deanwood Place in Togher. This ideal family home perfectly blends contemporary comfort with extraordinary versatility. A deeply cherished home to two separate families since it's construction, it is an ideal opportunity for first time buyers looking to put down roots, or downsizers seeking a secure base for city living. Lovingly upgraded by its current owners, the property features a private, gated tarmac driveway and boasts an impressive C energy rating.

While entirely walk-in ready, the property also benefits greatly from the already-granted planning permission for an extensive extension and reconfiguration. This offers first time buyers a highly valuable option to scale up the living space in the future, while downsizers can simply enjoy a beautifully complete, low-maintenance home exactly as it stands.

Inside, the home is fully equipped for modern, connected living. Key upgrades include a newly fitted boiler, contemporary anthracite grey radiators downstairs, and freshly re-plastered walls complemented by laminate flooring and newly fitted carpets. It is exceptionally well-equipped for high-tech comfort, featuring high-speed fibre broadband, a smart-home setup with Google Home hubs and smart lighting, and a bright sunroom with motorised, remote-controlled blinds. A modern alarm system with infrared sensors provides total peace of mind.

The location offers the ultimate balance of suburban tranquility and city convenience. Minutes from the South Link Road network, it provides effortless access across Cork City, University College Cork (UCC), and Cork University Hospital (CUH). For a car free commute, the 214 bus route stops just steps away from Deanwood Avenue, providing a direct service to the city centre. Local primary schools, sports clubs, and supermarkets are all within easy walking distance.

Accommodation consists of porch, reception hallway, living room, kitchen, dining room/lounge, sun room, utility area, guest w.c and garage on the ground floor. Upstairs the property boasts three spacious bedrooms and the main bathroom.

| FEATURES

- Approx. 134 Sq. M / 1,442 Sq. Ft inc garage
- Full planning permission granted for a substantial modern extension with plans attached - Planning Reference No: 26/44513
- Underpinned in 1995
- BER C with potential to increase to A
- Superb stylish modern décor
- Built in 1960's
- Three spacious bedrooms
- Much sought after location
- Quiet cul-de-sac location overlooking a large green area to the front
- West facing rear garden
- Easy access to the N40 road network, Wilton, UCC, The Lough & all local amenities

| PORCH

0.47m x 1.86m (1'5" x 6'1")

French double doors allow access to the porch area which has tile flooring and one centre light piece. A PVC door with attractive glass panelling allows access into the main reception hallway.

| RECEPTION HALLWAY

3.23m x 2.46m (10'5" x 8'0")

A beautifully presented reception hallway has high quality laminate flooring, attractive neutral décor and feature panelling and wallpapered walls. There is one centre light piece, a wall-mounted light piece, one radiator, and two power points.



| LIVING ROOM

3.87m x 3.76m (12'6" x 12'3")

A superb main living room has one window to the front of the property including a roller blind. The room is finished with high quality laminate flooring, attractive décor, one feature centre light piece, one vertical radiator, a fireplace with fitted storage space to either side, and power points.



| KITCHEN

4.81m x 2.46m (15'7" x 8'0")

A beautifully appointed kitchen features fitted units at eye and floor level on either side of the room with an extensive worktop counter and tile splashback. The kitchen includes a stainless steel sink, integrated dishwasher, integrated fridge freezer, and an archway allows access to the integrated oven, hob, and extractor fan. This area also has one wall-mounted light piece and a large skylight allows in extensive natural light.



The kitchen has high quality laminate flooring, one feature centre light piece, attractive décor and colour scheme, and a striking sliding glass partition separates the kitchen from the dining room/lounge.



| DINING ROOM/LOUNGE

3.6m x 3.76m (11'8" x 12'3")

The dining room/lounge has high quality laminate flooring, attractive neutral décor, a feature fireplace with marble surround and a feature centre light piece. There is one radiator, ample power points and a sliding door allows access into the conservatory.



| CONSERVATORY

2.67m x 4.95m (8'7" x 16'2")

Located to the rear of the property, this superb and versatile room has tile flooring, neutral décor, one radiator, one electric radiator and a Perspex roof. The room has ample power points, windows overlooking the rear garden which flood the space with extensive natural light, custom motorised blinds, and a door allows access to the utility room, guest w.c, and garage respectively.



| UTILITY ROOM

3.88m x 1.93m (12'7" x 6'3")

The utility room has tile flooring, one fluorescent light fitting, worktop counter, a tile splashback and a sink. The area offers space for a washer and dryer, storage space, a mini fridge, and doors allowing access to the guest w.c and garage.



| GUEST W.C

1.08m x 1.93m (3'5" x 6'3")

The guest w.c features a two piece suite with tile flooring, a tile splashback, and one wall-mounted light piece.



| GARAGE

4.79m x 2.6m (15'7" x 8'5")

A spacious garage area is ideal for storage. It has concrete flooring, power points, a freezer, and a roller door to the front.



| STAIRS AND LANDING

2.81m x 1.83m (9'2" x 6'0")

The stairs and landing are fitted with carpet flooring throughout. The main landing has one window to the side of the property, feature wallpaper, one feature centre light piece, access to the hot press, and an access hatch to the attic.



| BEDROOM 1

3.4m x 3.76m (11'1" x 12'3")

This superb main bedroom has one window overlooking the rear garden, beautiful solid timber flooring, neutral décor, feature wallpaper, one centre light piece, one radiator, and power points.



| BEDROOM 2

3.65m x 3.43m (11'9" x 11'2")

A spacious double bedroom has one window to the front of the property with carpet flooring, neutral décor, feature wallpaper, one centre light piece, one radiator, built-in wardrobes for storage, and power points.



| BEDROOM 3

2.56m x 2.78m (8'3" x 9'1")

This spacious single bedroom has high quality laminate flooring, attractive neutral décor, one window to the front of the property, one radiator, one centre light piece, and power points.



| BATHROOM

1.58m x 2.46m (5'1" x 8'0")

The main bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath. The room has floor and wall tiling, neutral décor, one radiator, one extractor fan, and one centre light piece.



| FLOOR PLAN



1st Floor



2nd Floor

| GARDENS AND EXTERIOR

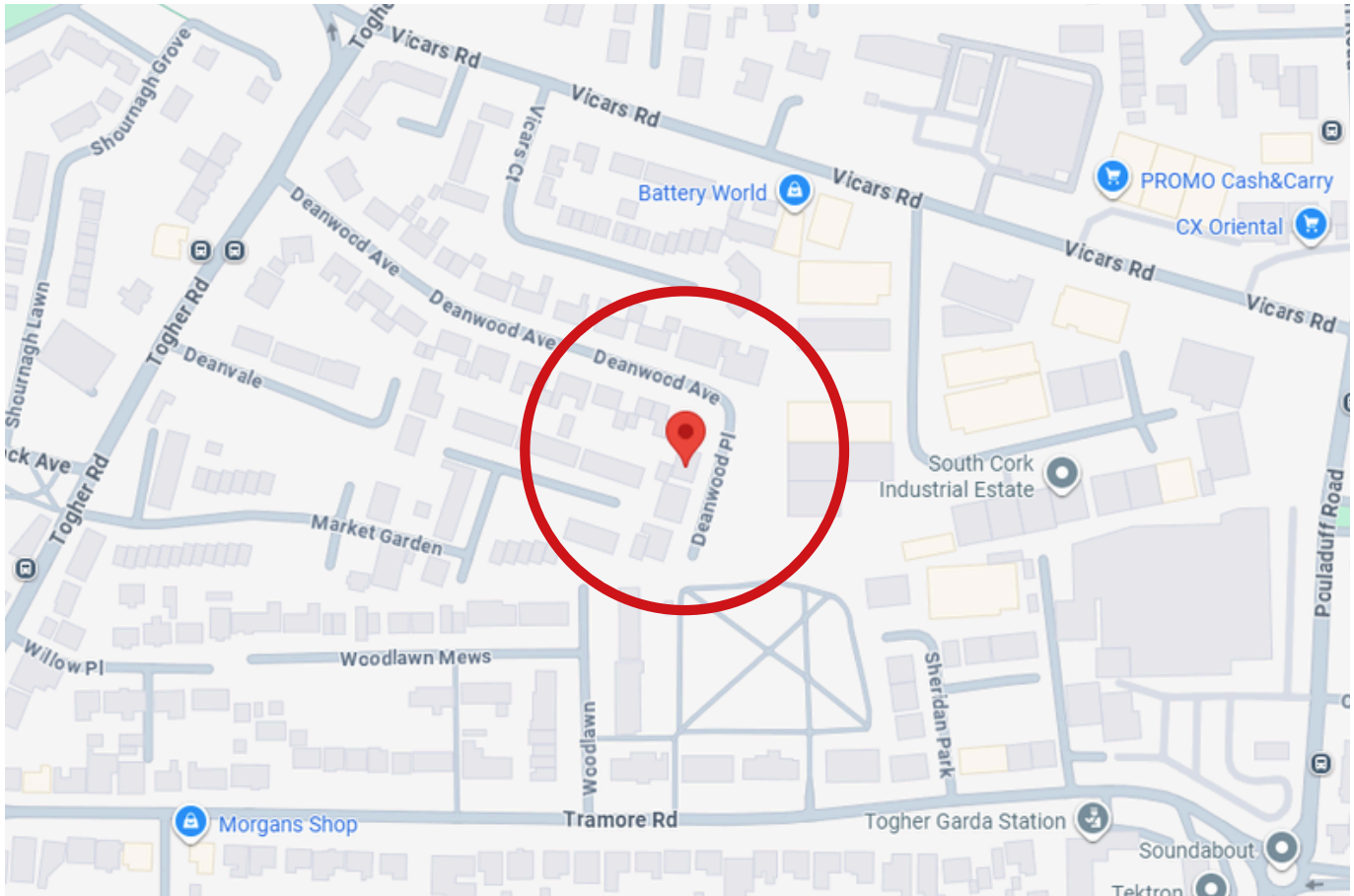


The front of the property is enclosed with block built walls and offers a large tarmacadam driveway which can accommodate off street parking for numerous vehicles.

The rear of the property is fully enclosed with block built walls. Located off the sun room is a superb and spacious patio area, ideal for outdoor entertaining, and the remainder of the garden is laid to lawn with a selection of mature shrubs and plants abound. The property benefits from a sunny west facing rear aspect, allowing sunlight in the back of the property from early afternoon to late evening.

| DIRECTIONS

Please see Eircode T12 H7T8 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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