

Eton Brae, Moneygurney, Douglas, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is proud to offer this most impressive and substantial, five bedroom detached property, situated on a large 0.75 acre site in a quiet, mature and much sought after location in Moneygurney, Douglas. While in need of some modernisation, this property offers huge potential to create a wonderful family home in an ideal private setting, close to Douglas and Rochestown.

Accommodation consists of porch, reception hallway, living room, dining room, office, kitchen, utility room, guest w.c, rear hall, garage, bedroom 1 and an en suite bathroom on the ground floor. Upstairs the property offers four additional spacious double bedrooms, a second en suite bathroom, plus the main family bathroom.

AMV: €795,000

BER D1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Superb home on a 0.75 approx. site
- Approx. 201.4 Sq. M. / 2,168 Sq. Ft.
- Built in 1988
- BER D1
- Oil fired central heating
- Five spacious bedrooms
- Patio and timber decking areas to the rear
- Located in a quiet cul-de-sac
- Highly sought after residential address
- Easy access to N28 road network
- Mature and most private setting
- Adjacent to Douglas Retirement and Nursing Home
- Also adjacent to Douglas Hall Football grounds

| PORCH

A concrete porch with canopy overhang has one centre light fitting, and a solid teak door with frosted glass panelling allows access into the main reception hallway.



| RECEPTION HALLWAY

3.54m x 2.95m

This wide and spacious reception hallway has a very welcoming feel. Solid doors lead to all rooms, one centre light fitting, one radiator, access to under stair storage and carpet flooring. A door allows access into the living room.



| LIVING ROOM

6.27m x 3.99m

The living room is dual aspect with one feature bay window overlooking the front of the property, and one window overlooking the side, allowing in extensive natural light. The room has a feature fireplace with an open insert, plenty of space for a large suite of furniture, two radiators, one centre light fitting and carpet flooring. A door allows access into the dining room.



| DINING ROOM

4.75m x 3.48m

The dining room has a sliding door allowing access out to the rear garden, another fireplace with an open insert, one centre light fitting, one radiator and wooden flooring.



| HOME OFFICE/ STUDY

3.71m x 3.18m

The home office has one window overlooking the front of the property, centre light fitting, a large radiator and carpet flooring. A door from here allows access into the kitchen.



| KITCHEN

6.47m x 4.48m

The kitchen has three large windows which overlook the rear garden, and floods the area with extensive natural light. There are fitted units at eye and floor level, extensive worktop counter, tile splashback, a feature central island unit, a double oven, hob extractor fan, stainless steel sink, and plumbing for a dishwasher. The kitchen has tile flooring, one radiator, and recessed spot lighting. A door allows access into the utility room.



| UTILITY ROOM

2.43m x 1.66m

The utility room has tile flooring, one centre light fitting, one window to the side of the property, plumbing for a washing machine and dryer, and a door allows access into the guest w.c.



| GUEST W.C

0.98m x 1.68m

The guest w.c features a two piece suite, tile flooring, one frosted window overlooking the rear of the property, centre light fitting and a radiator. A door from the utility room allows access into the rear hall.



| REAR HALL

3.13m x 1.16m

The rear hall has a door allowing access out to the rear garden, tile flooring, one centre light fitting, and a door allows access into the garage.

| GARAGE

3.04m x 4.34m

The garage has a tarmac floor, access into the eaves of the attic, one centre light fitting and one window overlooking the rear of the property. The area offers plenty of space for storage if required, and could be suited for conversion to further living space SPP.



| BEDROOM 1

3.71m x 3.92m

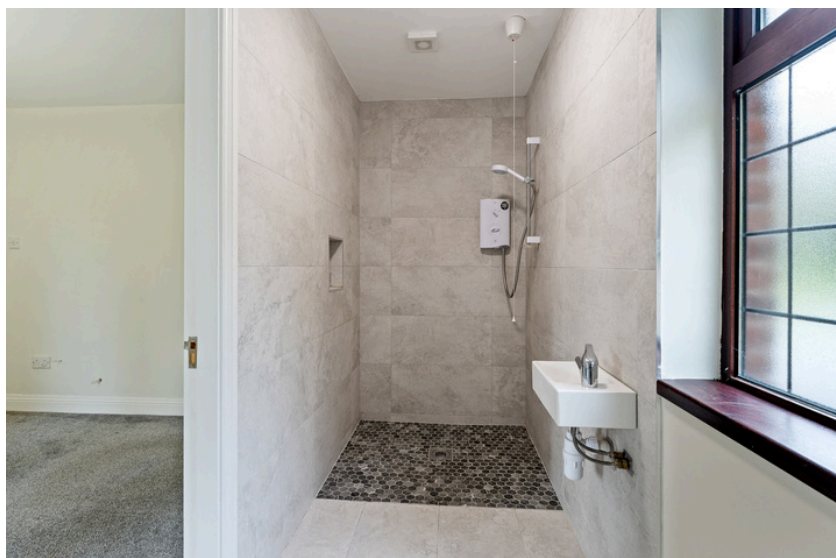
Located on the ground floor, this spacious guest bedroom has one large window overlooking the front of the property, carpet flooring, one centre light fitting, one large radiator, and a door allows access into the en suite bathroom.



| EN SUITE 1

3.55m x 1.24m

The en suite bathroom features a three piece suite including an open shower incorporating a Mira Sport electric shower, floor and wall tiling, one frosted window overlooking the side of the property, and one radiator.



| STAIRS AND LANDING

4.18m x 4.59m

The stairs and landing are fitted with carpet flooring throughout. The landing has two light fittings, one radiator, access into a large hot press which is shelved for storage, and allows access to the attic.



| BEDROOM 2

4.59m x 3.2m

A very spacious double bedroom that has one window overlooking the front of the property, built-in wardrobe units, one centre light fitting, one radiator and wooden flooring, a door allows access into a large en suite bathroom.



| EN SUITE 2

2.63m x 3.19m

This second en suite bathroom features a four piece suite including a bath, w.c, two sinks, his and her's, and a bidet. The room has one window overlooking the rear of the property, timber flooring, one radiator, fully tiled walls, two light fittings and wall-mounted light fittings.



| BEDROOM 3

4.04m x 3.97m

This generous sized double bedroom has one window overlooking the front of the property, built-in wardrobe units for storage, fitted sink, centre light fitting, wall-mounted light fitting, radiator and carpet flooring.



| BEDROOM 4

3.07m x 3.49m

This double bedroom has one window overlooking the rear garden, built-in wardrobe units for storage, an open fireplace, centre light, radiator and carpet flooring.



| BEDROOM 5

2.99m x 2.89m

This double bedroom has one window overlooks the rear the property, Sliderobe units storage, centre light fitting, radiator and carpet flooring.



| BATHROOM

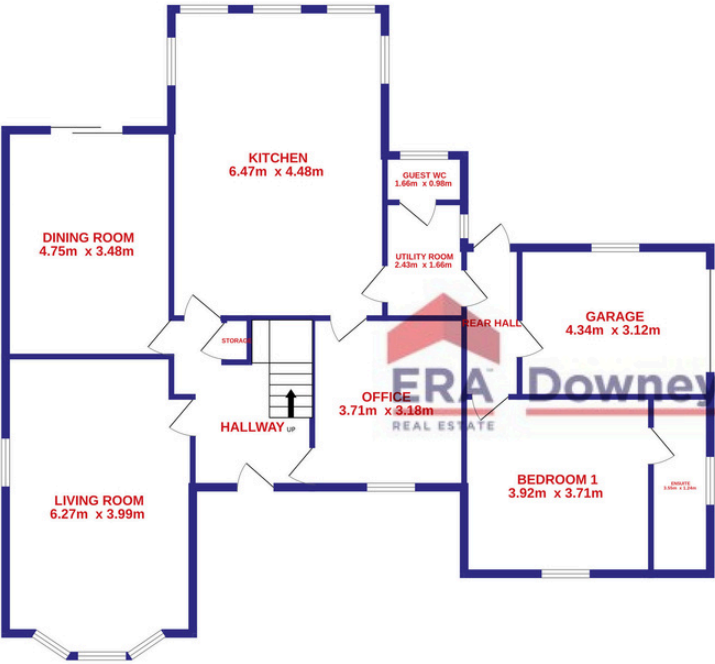
3.46m x 1.94m

The main bathroom has a four piece suite including a separate bath and built-in shower cubicle incorporating a Mira Sport electric shower. The room has a frosted window to the side of the property, two light fittings, one wall-mounted light piece, one radiator, wall tiling and wooden flooring.

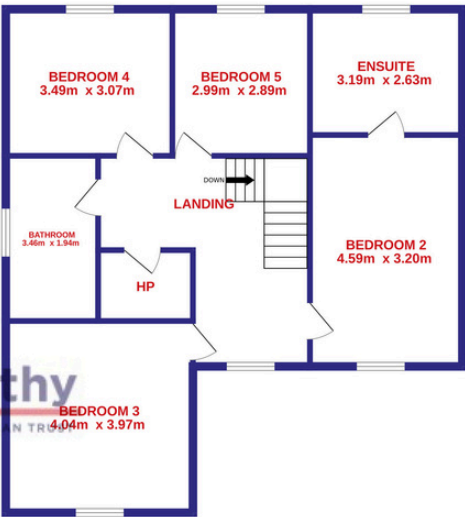


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR



A sweeping gravel driveway leads to the front of the property, which offers ample parking for numerous vehicles.

The rear of the property has superb patio and timber decking areas, which are ideal for outdoor entertaining. There is a large garden with mature shrubs and plants abounding, a steel shed for storage, and additional parking if required.

| DIRECTIONS

Please see Eircode T12K6WT for directions.



| ALL ENQUIRIES TO:



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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



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