ERA REAL ESTATE

Downey McCarthy

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The Orchard, Toureen, Passage West, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb and very spacious five bedroom detached property occupying a prime, elevated position in Passage West, and boasting spectacular panoramic views across the River Lee. The property has spacious bedroom and living accommodation, and is situated on a super, half an acre site with expansive gardens to the front, both sides, and to the rear.

Accommodation consists of reception hallway, living room, kitchen/dining area, utility room, sun room, three double bedrooms, and bathroom on the ground floor. Upstairs the property offers two additional large double bedrooms and a second bathroom.

AMV: €495,000

BER C

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PSRA No. 002584

| FEATURES

- Approx. 184.41 Sq. M. / 1,985 Sq. Ft.
- Built in 1995
- BER C
- Elevated half an acre site approx.
- Five spacious double bedrooms
- Spectacular views of the River Lee
- Superb rear patio and raised garden
- Walking distance to Passage West village
- Natural gas central heating
- Close to all local amenities including shops, schools, bars and restaurants
- Excellent transport links
- Located on 216 and 223 bus routes
- 5 minute drive to the cross river ferry

| RECEPTION HALLWAY

4.91m x 6.8m (16'1" x 22'3")

A teak door with frosted glass panelling that allows access into a wide and spacious reception hallway. The hallway has three light fittings, access to the hot press, one radiator and wooden flooring. Solid doors lead to all rooms.



| LIVING ROOM

4.77m x 5.14m (15'6" x 16'8")

The bright and spacious main living room has one large window overlooking the front of the property, allowing in extensive natural light. The living room has plenty of space for a large suite of furniture, a feature fireplace, one centre light fitting, one radiator and carpet flooring. A door allows access into the kitchen.



| KITCHEN/DINING

3.11m x 6.53m (10'2" x 21'4")

The dual aspect kitchen/dining area has solid fitted units at eye and floor level, worktop counter, tile splashback, ample storage, oven/hob/extractor fan, extensive dining space, two light fittings, plus a feature fireplace. There is one window overlooking the side of the property, one to the rear, and sliding doors lead out to the sun room.



| SUN ROOM

3.42m x 3.32m (11'2" x 10'8")

This spectacular sun room gets plenty of natural light throughout. The area has a glass roof, windows from floor to ceiling, wood flooring, and plenty of space for a suite of furniture. Double doors lead out to the magnificent rear patio and garden area.



| UTILITY ROOM

3.02m x 2.03m (9'9" x 6'6")

The utility room has units at eye and floor level, plumbing for washing machine, plumbing for two dishwashers, space for an oven, timber flooring, plenty of worktop counter space, tile splashback, and ample storage space. The gas boiler is also housed here.



| BEDROOM 3

3.3m x 3.02m (10'8" x 9'9")

This spacious double bedroom has one window overlooking the rear of the property, one centre light fitting, one radiator and wooden flooring.



| BEDROOM 4

3.78m x 3.31m (12'4" x 10'8")

This double bedroom has one window overlooking the front of the property, a built-in wardrobe unit for storage, one centre light fitting, one radiator and wood flooring.



| BEDROOM 5

3.78m x 3.34m (12'4" x 10'9")

Another very spacious double bedroom that has one window overlooking the front of the property, one centre light fitting, one radiator, ample space for storage and wooden flooring.

| MAIN BATHROOM

2.97m x 1.95m (9'7" x 6'3")

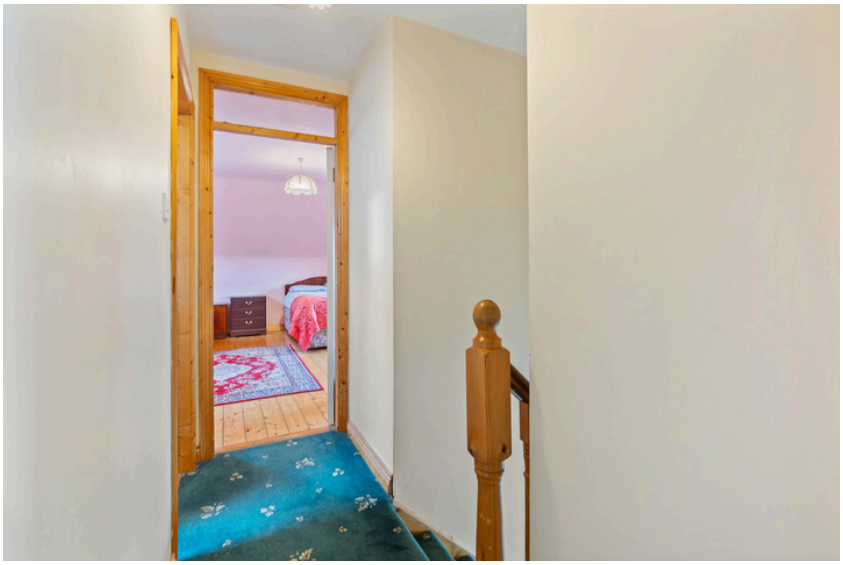
Located on the ground floor, the main family bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T90 SR electric shower. The bathroom has fully tiled walls and floors, one window to the rear, and one centre light fitting.



| STAIRS AND LANDING

3.4m x 2.42m (11'1" x 7'9")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is an access hatch to the attic, one centre light fitting, and solid doors leading to all rooms.



| BEDROOM 1

5.81m x 5.35m (19'0" x 17'5")

This superb and very spacious main bedroom is dual aspect with one window to the front of the property, and one window to the rear. The room has one radiator, one centre light fitting and wooden flooring.



| BEDROOM 2

5.81m x 4.9m (19'0" x 16'0")

Another large double bedroom is dual aspect with one window to the front of the property, and one window to the rear. The room has one radiator, one centre light fitting and timber flooring.



| UPSTAIRS BATHROOM

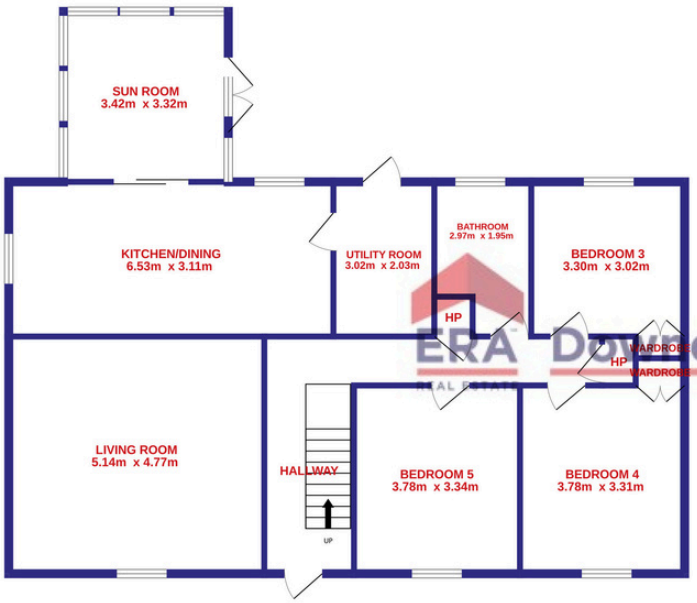
1.5m x 2.46m (4'9" x 8'0")

This bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T90Z electric shower. The bathroom has fully tiled walls, one wall-mounted light fitting, one centre light fitting, wood flooring and one window to the rear.

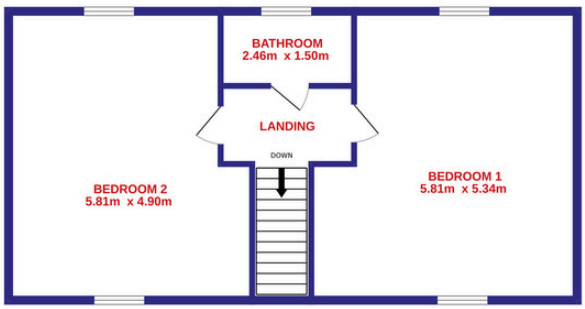


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR





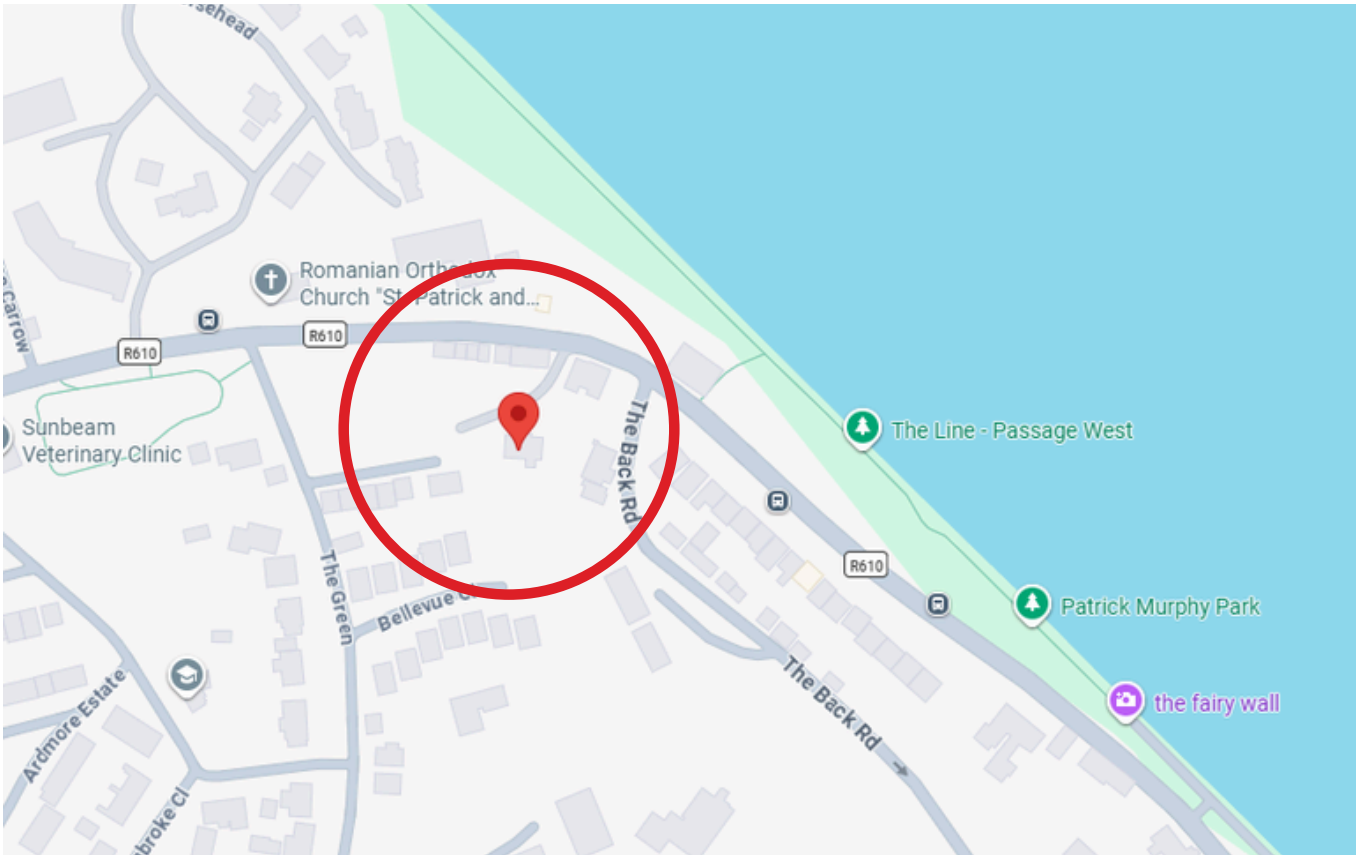



A concrete driveway from the main road leads up to the property. There is ample parking space around the property.

The rear of the property boasts a superb and large patio area, with steps leading up to a spectacular risen garden. This well-maintained and spacious garden has mature shrubs and plants abounding. The area is fully enclosed with block built walls to the right, mature hedging to the rear, and fencing to the left.

| DIRECTIONS

Please see Eircode T12 CFC2 for directions.



| ALL ENQUIRIES TO:



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