

11 Willow Drive, Cluain Ard, Cobh, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this pristine and very well presented three bedroom semi-detached home situated within a quiet cul-de-sac within walking distance to Cobh town centre and all amenities. The train station and the cross river ferry are both close by to allow easy access to Cork city centre.

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

AMV: €350,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 94 Sq. M. / 1,012 Sq. Ft.
- Built in 2005/6
- BER B3
- Hive Heating system with mobile phone app and controls
- Very attractively decorated and well presented property
- Three bedrooms upstairs
- Large corner site / Extra room to the side of the house
- South-west facing rear aspect and fully enclosed rear garden which is not overlooked
- Off street parking
- 5 minute drive to Cobh town centre and close to all local amenities including schools, shops etc.
- Bus stop at the entrance of the estate with routes to Cork city, Little Island, Carrigtwohill
- 25 minutes drive to Cork city centre / 20 minutes via rail link
- Easy access to Rushbrooke train station and close to cross river ferry to Passage West

| RECEPTION HALLWAY

4.97m x 2.05m (16'3" x 6'7")

A solid front door with frosted glass panelling allows access into the reception hallway. The spacious hallway has neutral décor, one centre light fitting, one radiator, and high quality wood flooring. A door allows access into the guest w.c.



| GUEST W.C

1.61m x 1.43m (5'2" x 4'6")

The guest w.c features a two piece suite, one frosted window overlooking the side of the property, floor and wall tiling, one centre light fitting, and an extractor fan.



| LIVING ROOM

5.12m x 3.46m (16'7" x 11'3")

A large and very spacious living room has one window overlooking the front of the property allowing in extensive natural light. The front room has attractive neutral décor, a feature fireplace with an open insert, plenty of space for a suite of furniture, one centre light fitting and a continuation of the high quality wooden flooring. Double doors from the living room allow access into the kitchen/dining area.



| KITCHEN/DINING ROOM

3.48m x 5.62m (11'4" x 18'4")

The kitchen features solid fitted units at eye and floor level, extensive worktop counter, tile splashback, plumbing for a washing machine, space for an oven/hob/extractor fan, a stainless steel sink, and dishwasher. The room has two light fittings, neutral décor, plenty of space here for a dining table, and wooden flooring. One window overlooks the rear garden, and a glass sliding door allows access to same.



| STAIRS AND LANDING

3.23m x 2m (10'5" x 6'5")

The stairs to the first floor landing has carpet flooring. The main landing has one window overlooking the side of the property, wooden flooring, a Stira staircase allowing access to the partly floored attic with light fitting, and access to a hot press which is shelved for storage.



| BEDROOM 1

4.11m x 3.15m (13'4" x 10'3")

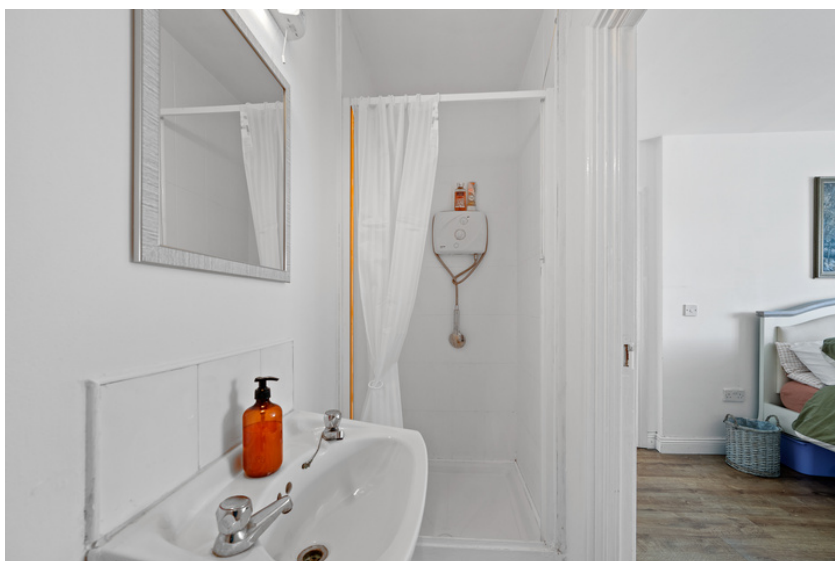
A superb double bedroom has one large window overlooking the front of the property, built in wardrobe units for storage, radiator, centre light fitting, attractive neutral décor, and wooden flooring. A door allows access into the en suite bathroom.



| EN SUITE

0.91m x 2.71m (2'9" x 8'8")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Triton T90XR electric shower. There is a centre light fitting, a wall- mounted light fitting, a radiator and fully tiled walls and floors.



| BEDROOM 2

3.02m x 3.33m (9'9" x 10'9")

Another spacious double room that has one window to the rear of the property, a built-in wardrobe unit for storage, centre light fitting, one radiator and wooden flooring.



| BEDROOM 3

2.92m x 2.24m (9'5" x 7'3")

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



| MAIN BATHROOM

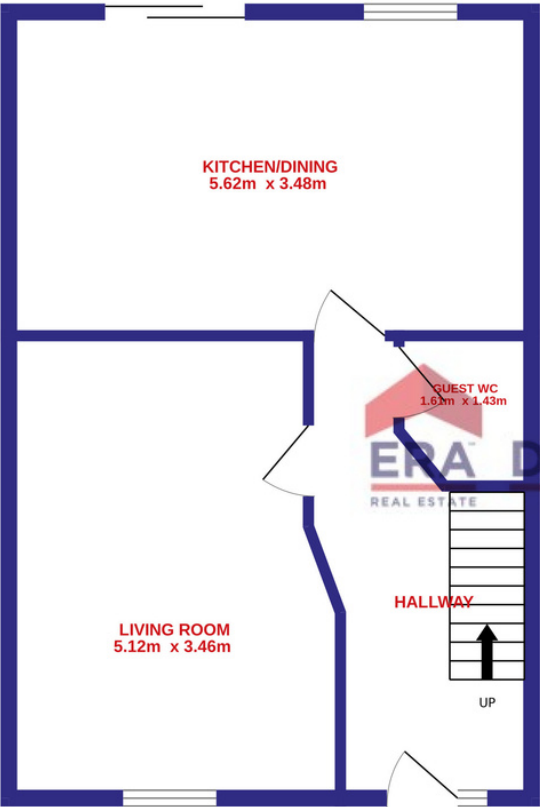
1.93m x 2.13m (6'3" x 6'9")

The main bathroom features a three piece suite, one frosted window overlooking the front of the property, fully tiled walls and floors, centre light fitting, radiator and neutral décor throughout.

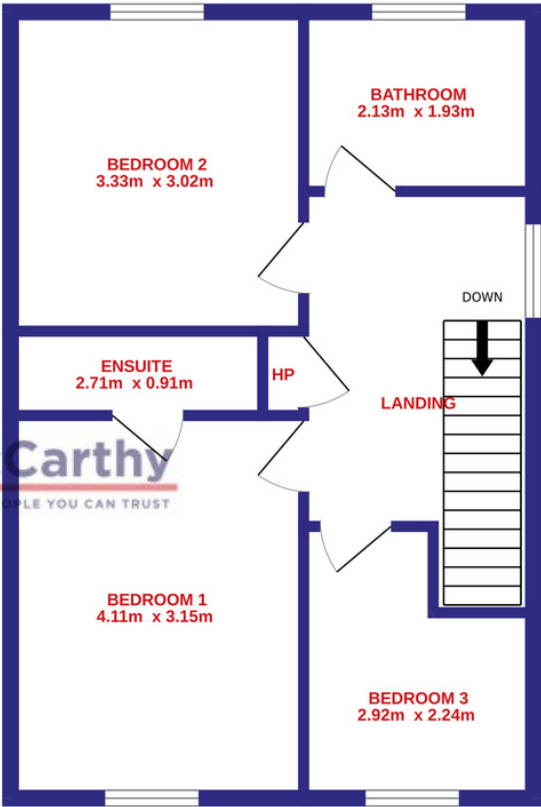


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



The front of the property has a concrete driveway that can accommodate off street parking for two vehicles. There is a garden area which is laid to lawn, and a concrete footpath leads to the front door.

The rear of the property boasts a large south-west facing garden which is fully enclosed with timber fencing and mature hedging, and not overlooked. The garden is laid to lawn, there is ample space at the side of the property also and there is a concrete patio area which is ideal for outdoor entertaining.

| DIRECTIONS

Please see Eircode P24 R766 for directions.



| ALL ENQUIRIES TO:



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



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



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.