

107 Ardculen, Hollyhill, Cork



ERA Downey McCarthy are delighted to present to the market this absolutely sensational four bedroom end of terrace property in Hollyhill. The property offers ample spacious accommodation, beautiful decor finishes and touches throughout, and an absolutely superb maintenance free garden area, very private and fully enclosed. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, front sitting room, open plan and extended kitchen/dining/living area, utility room, shower room, and bedroom 4 on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €350,000

BER B2

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PSRA No. 002584

| FEATURES

- Approx. 118.53 Sq. M. / 1,276 Sq. Ft.
- Original house was built in 1980 approx.
- Extended and renovated in recent years
- BER B2
- Superb decor with beautiful finishes
- Four spacious bedrooms
- Super maintenance free rear garden
- Magnificent composite decking area
- Off street parking
- Ideal first time buy/family home
- On the 201 and 202 bus routes
- Close to a host of amenities including Apple HQ and St. Mary's Health Campus
- Adjacent to parks, primary and secondary schools, supermarkets etc.

| RECEPTION HALLWAY

5.42m x 1.77m (17'7" x 5'8")

A solid quality door with frosted glass panelling allows access into the reception hallway. The hallway has been beautifully decorated with attractive panelling and quality tile flooring, one radiator behind a radiator cover, one centre light fitting, access to the electrical board, and access to under stair storage.



| LIVING ROOM

4.22m x 3.36m (13'8" x 11'0")

The main living room has one window overlooking the front of the property, plenty of space for a suite of furniture, a continuation of the high quality tile flooring, attractive neutral décor, a feature fireplace with open insert, and one centre light fitting.



| OPEN PLAN KITCHEN/DINING

7.43m x 5.23m (24'3" x 17'1")

The kitchen features top quality fitted units at eye and floor level with an extensive worktop counter. The kitchen includes space for a double oven, hob, extractor fan a breakfast bar, a stainless steel sink, plumbing for a dishwasher, space for an American style fridge freezer, and ample storage space. The room has tile flooring, two windows overlooking the side of the property, one radiator, and an open arch allows access into the dining area.



The beautifully appointed dining/living area has plenty of space for a large dining table and a suite of furniture, a feature fireplace with an open stove, one large radiator, tile flooring, and a door allowing access to the superb rear garden.



| UTILITY ROOM

1.68m x 2.22m (5'5" x 7'2")

The utility room has a continuation of the tile flooring, plumbing for a washing machine and a dryer, worktop counter, one radiator, ample storage space, and doors leading out to the side of the property and the shower room, respectively.



| **SHOWER ROOM**

1.7m x 2.22m (5'5" x 7'2")

The shower room features a three piece suite including a waterfall style shower, one frosted window overlooking the rear of the property, fully tiled walls and floors, recessed spot lighting, and a heated towel rail.



| **BEDROOM 4**

3.53m x 2.9m (11'5" x 9'5")

Located on the ground floor, this spacious double bedroom has two windows overlooking the rear garden, built-in wardrobe units for storage, one radiator, one centre light fitting, and tile flooring.



| **STAIRS AND LANDING**

2.32m x 1.92m (7'6" x 6'2")

The stairs and landing are fitted with luxury carpet flooring throughout. The landing has one window overlooking the side of the property, one centre light fitting, an access hatch for the attic, and access to the hot press.



BEDROOM 1

3.62m x 3.08m (11'8" x 10'1")

This spacious double bedroom has one window overlooking the rear of the property, extensive built-in wardrobe units for storage, one radiator, one centre light fitting, plenty of space for a desk, and carpet flooring.



BEDROOM 2

3.22m x 4m (10'5" x 13'1")

This superb double bedroom has one window to front of the property, built-in wardrobe units for storage, attractive décor, one radiator, one centre light fitting and carpet flooring.



BEDROOM 3

2.88m x 2.32m (9'4" x 7'6")

This single bedroom has one window to the front of the property, built-in wardrobe units for storage, one radiator, one centre light fitting. and carpet flooring.



| MAIN BATHROOM

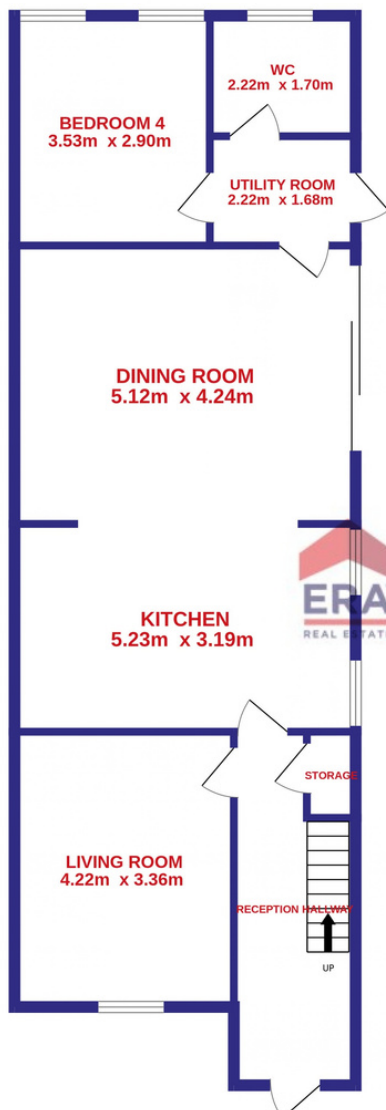
1.86m x 1.87m (6'1" x 6'1")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a mains operated shower, a frosted window to the rear, fully tiled walls and floors, recessed spot lighting, attractive neutral décor, and a heated towel rail.

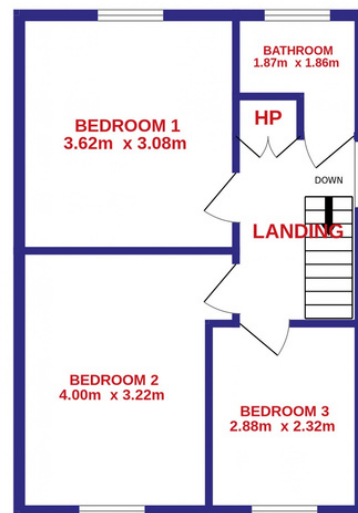


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR



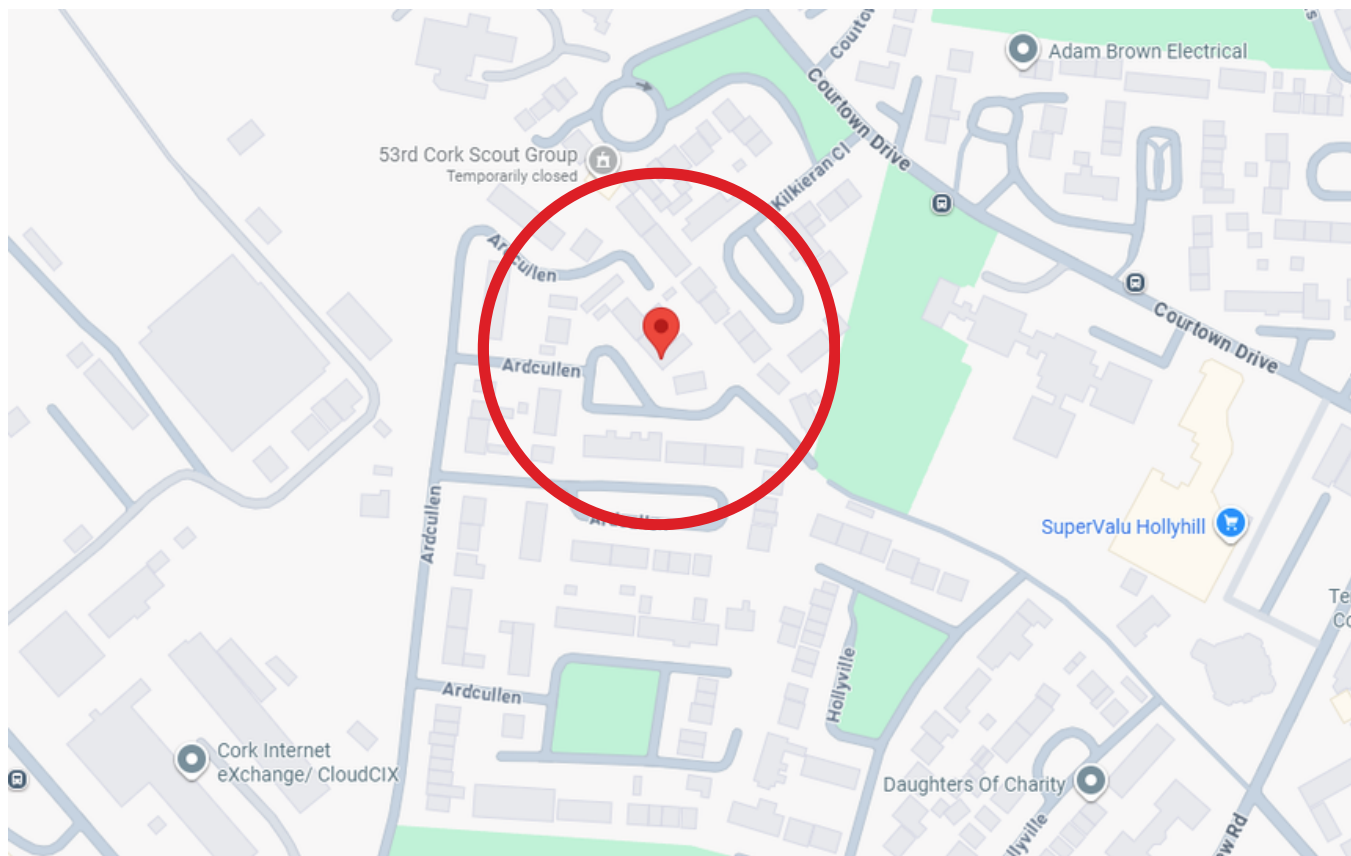
The front of the property has block built walls on all sides, and a steel gate allows access to a maintenance free courtyard that has been finished with tarmac and offers off street parking for up to three vehicles. Tiled steps lead to the front door.

Secure side gates allow access to the rear.

The rear of the property boasts a very well-appointed and maintenance free garden. The garden is finished with artificial grass, and there is a superb composite decking area complete with own feature fireplace offering plenty of space for garden furniture and outdoor entertaining. A Steeltech shed, included as part of the sale, is ideal for storage.

| DIRECTIONS

Please see Eircode T23 DNP3 for directions.



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