

3 Bishopscourt Green, Bishopstown, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb and very spacious four bedroom semi-detached property situated in the highly sought after residential area Bishopscourt Green, close to all amenities including CUH, CUMH, MTU, Wilton Shopping Centre, and UCC. The property benefits from a large south-west facing rear garden, a spacious converted attic space, and it is ideally positioned overlooking a green area to the front.

Accommodation consists of a porch, reception hallway, guest w.c, living room, sitting room, dining room, kitchen, utility room, and garage on the ground floor. On the first floor, the property offers four spacious bedrooms, and the main family bathroom. At second floor level, there is a large converted attic that offers two more rooms, ideal as a study/home office area, plus a shower room.

AMV: €550,000



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PSRA No. 002584

| FEATURES

- Approx. 165.81 Sq. M / 1,785 Sq. Ft.
- BER E
- Four bedrooms - two doubles and two singles
- Converted attic with two additional rooms and shower room
- Large south-west facing back garden
- Sought after residential address
- Walking distance to CUH, MTU and UCC
- On the 208 and 219 bus route
- Easy access to N40 road network

| PORCH

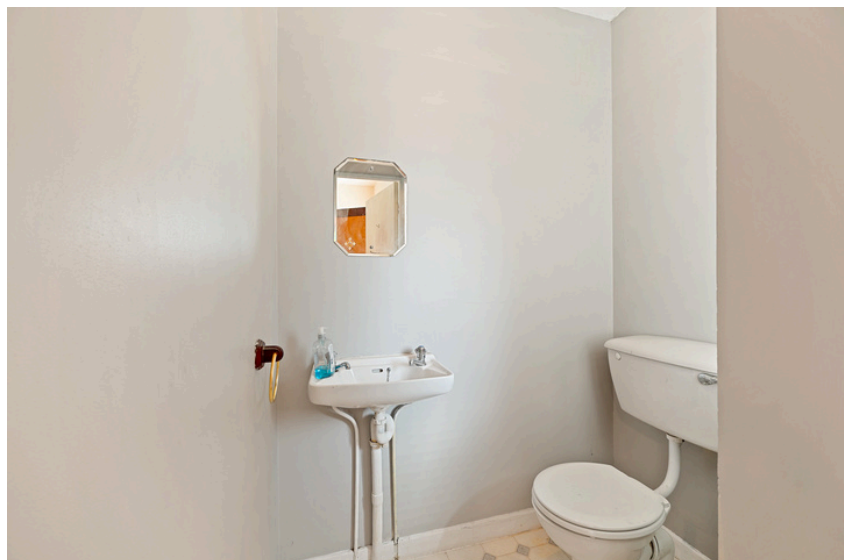
0.88m x 1.75m (2'8" x 5'7")

A glass sliding door allows access into the porch which has one centre light fitting, tile flooring, and a solid door allows access into the reception hallway.

| RECEPTION HALLWAY

3.33m x 3.32m (10'9" x 10'8")

The main reception hallway has access to storage space, one centre light fitting, one radiator and wooden flooring. A door allows access into the guest w.c which features a two piece suite, a centre light fitting, frosted window, and tile flooring.



| LIVING ROOM

4.17m x 4.29m (13'6" x 14'0")

The main living room has one large window overlooking the front of the property, allowing in extensive natural light. The room has a feature fireplace with an open insert, plenty of space for a suite of furniture, one centre light fitting with ceiling rose, two wall-mounted light fittings and carpet flooring. An open archway allows access into the sitting room.



| SITTING ROOM

3.7m x 3.6m (12'1" x 11'8")

This versatile room has one large window overlooking the rear of the property, built-in storage and display units, ample space for a dining table or another suite of furniture, a centre light fitting with ceiling rose, one radiator, and a continuation of the carpet flooring. A door allows access into the dining area and the kitchen.



| DINING ROOM

4.17m x 3.99m (13'6" x 13'0")

The dining room has one large window overlooking the rear of the property, access to some storage space, a fluorescent light fitting and wooden flooring. An opening allows access into the kitchen.



| KITCHEN

4.57m x 2.62m (14'9" x 8'5")

The kitchen has modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, space for a dishwasher and a fridge freezer, and a stainless steel sink. There is a window overlooking the back garden, two light fittings, a large vertical radiator and wooden flooring. Doors allowing access to the garden and utility room, respectively.



| UTILITY ROOM

1.79m x 2.58m (5'8" x 8'4")

The utility room has plumbing for a dishwasher and a washing machine plus a dryer, worktop counter, a frosted window overlooking the rear of the property, wooden flooring, and plenty of space for storage. A door allows access to the garage.



| GARAGE

2.86m x 2.71m (9'3" x 8'8")

The garage has concrete flooring, one centre light fitting, and is currently being utilised for storage.



| FIRST FLOOR STAIRS AND LANDING

1.5m x 4.61m (4'9" x 15'1")

The stairs and landing are fitted with carpet flooring throughout. The main landing has one centre light fitting, neutral décor, and one window to the side of the property.



| BEDROOM 1

4.15m x 4.31m (13'6" x 14'1")

A very spacious main bedroom that has a window overlooking the front of the property, neutral décor, one radiator, one centre light fitting, one wash hand basin, and carpet flooring. There is access into storage space.



| BEDROOM 2

3.49m x 3.12m (11'4" x 10'2")

Another spacious double bedroom that has one window to the rear, neutral décor, one radiator, one centre light fitting, and carpet flooring, access into storage space.



| **BEDROOM 3**

2.95m x 2.77m (9'6" x 9'0")

This single bedroom has one window overlooking the front of the property, one radiator, built-in wardrobe for storage, one centre light fitting, one wash hand basin and carpet flooring. The room is currently being used as a home office space.



| **BEDROOM 4**

2.78m x 3.31m (9'1" x 10'8")

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



| **MAIN BATHROOM**

2.51m x 1.63m (8'2" x 5'3")

The main bathroom features a four piece suite including a separate bath and a shower cubicle incorporating a Mira Elite electric shower. The room has one frosted window overlooking the rear of the property, fully tiled walls and floors, a centre light fitting, and a wall-mounted light fitting.



| SECOND FLOOR STAIRS AND LANDING

1.51m x 3.48m (4'9" x 11'4")

The stairs to the converted attic are fitted with carpet flooring. The landing has one centre light fitting and one large Velux window.



| ATTIC ROOM 1

3.78m x 3.09m (12'4" x 10'1")

This room has one Velux window overlooking the front of the property, one centre light fitting and carpet flooring.



| SHOWER ROOM

2.15m x 1.7m (7'0" x 5'5")

The shower room features a three piece suite including a built-in shower cubicle incorporating a Mira Sport electric shower, tile flooring, and one Velux window overlooking the rear.



ATTIC ROOM 2

2.13m x 3.43m (6'9" x 11'2")

This room has one Velux window to the rear, a walk-in wardrobe, one radiator and carpet flooring, there is also access into the attic for storage.

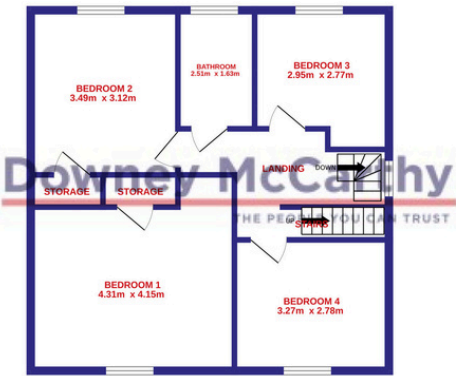
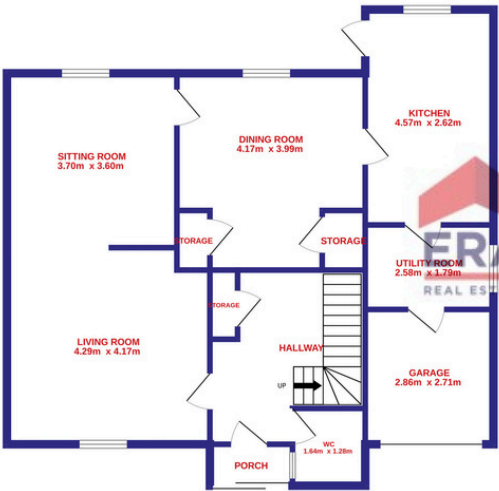


FLOOR PLAN

GROUND FLOOR

1ST FLOOR

2ND FLOOR



| GARDENS AND EXTERIOR



The front of the property has a large driveway that can accommodate off street parking for multiple vehicles. It is fully enclosed with fencing and block built walls.

The rear of the property boasts a south-west facing aspect and a beautifully spacious garden area which is well-maintained and laid to lawn throughout. The area is fully enclosed with block built walls to all sides.

| DIRECTIONS

Please see Eircode T12 X9HR for directions.



| ALL ENQUIRIES TO:



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