

66 Silversprings Court, Tivoli, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to bring to the market this superbly presented three/four bedroom semi detached property, ideally situated in the highly desirable and sought after Silversprings Court, Tivoli. Conveniently located close to a wide range of amenities, including schools, public transport links, restaurants, bars, hotels and gyms, the property is also just a 10 minute drive from Cork city centre, making it an ideal choice for first-time buyers, families or investors.

The property boasts generous and versatile living accommodation, complemented by a sunny, spacious south facing rear garden, providing an excellent outdoor space. An attached garage offers further potential and is ideally suited for conversion.

Accommodation consists of porch, reception hallway, living room, dining/living area, kitchen and garage suitable for conversion on the ground floor. Upstairs the property offers three bedrooms, the main family bathroom, and a versatile office room suitable for multiple uses.

AMV: €325,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 111.22 Sq. M. / 1,197 Sq. Ft.
- Built in 1976
- BER C2
- Gas fired central heating
- Double glazed windows
- Modern tasteful interior
- Three spacious bedrooms
- Garage suitable for conversion
- Substantial and versatile office room
- South facing rear garden
- Close to all amenities
- Easy access to the N8 road network

| PORCH

0.57m x 1.41m (1'8" x 4'6")

A sliding door allows access to the porch area, which has tile flooring, one centre light piece, and a PVC door with attractive stained glass centre panel allows access to the main reception hallway.

| RECEPTION HALLWAY

3.88m x 1.8m (12'7" x 5'9")

The reception hallway has beautiful décor with high quality semi-solid oak timber flooring and oak joinery throughout. The area has one radiator cleverly disguised behind a radiator cover, four power points, one centre light piece, and extensive under stair storage.



| LIVING ROOM/BEDROOM 4

4.36m x 2.94m (14'3" x 9'6")

This versatile room which could serve as the main living room/ bedroom has one window to the front of the property, including a Venetian blind, a curtain rail, and curtains. The room has high quality solid oak timber flooring, attractive décor, one centre light piece, one radiator, eight power points and one television point.



| LOUNGE/DINING ROOM

3.99m x 4.85m (13'0" x 15'9")

A beautiful light filled room has one window to the rear of the property accompanied by a blind and sliding door allowing access to a rear patio area. The room has attractive décor with high quality semi-solid oak timber flooring. There is an impressive fireplace, one centre light piece, one radiator, twelve power points, one telephone point, one television point, and a door from the room allows access to the kitchen.



| KITCHEN

5.09m x 2.36m (16'6" x 7'7")

The kitchen features extensive solid oak fitted units at eye and floor level in an L shape with worktop counter space and tile splashbacks. The room has tile flooring, attractive recessed spot lighting, one window to the rear of the property and an aluminium door with glass panelling allowing access to the rear garden. The kitchen accommodates plumbing for a washing machine and a dishwasher, a stainless steel sink with drainer unit, an integrated extractor hood and a free standing electric oven. There is one radiator and twelve power points. A door from the room allows access to the garage.



| GARAGE

4.66m x 2.52m (15'2" x 8'2")

The garage has concrete flooring with a painted finish, and an up and over door to the front of the allowing access to the driveway. The area has one centre light piece, a smoke alarm and offers extensive storage space. This room could be easily converted to an additional living space/Bedroom if required.



| STAIRS AND LANDING

2.46m x 1.79m (8'0" x 5'8")

A superb oak staircase is fitted with carpet flooring together with the landing. The landing has one centre light piece, two power points, and a Stira staircase allows access to the partly floored attic which has lighting and two power points.



| BEDROOM 1

4.16m x 2.94m (13'6" x 9'6")

A spacious double bedroom has one window to the front of the property including a Venetian blind, a curtain rail and curtains. The room has attractive décor, carpet flooring, one centre light piece, one radiator, space for a wardrobe unit, and six power points.



| BEDROOM 2

4.22m x 2.63m (13'8" x 8'6")

A generous sized double bedroom has one window to the rear of property, including a roller blind, a curtain rail, and curtains. The room has high quality solid timber flooring sanded and varnished, one centre light piece, one radiator, and six power points.



| BEDROOM 3

3.16m x 2.09m (10'3" x 6'8")

This spacious single bedroom has one window to the rear property including a roller blind. The room has high quality carpet flooring, attractive décor, one centre light piece, one radiator, and four power points.



| BATHROOM

2.64m x 1.79m (8'6" x 5'8")

The bathroom features a three piece suite including a double corner shower area. The room has one window to the front of the property including a Venetian blind and attractive tiling throughout. There is one centre light piece, one radiator, one wall-mounted vanity mirror with integrated lighting, and access to a hot press area which is shelved for storage.



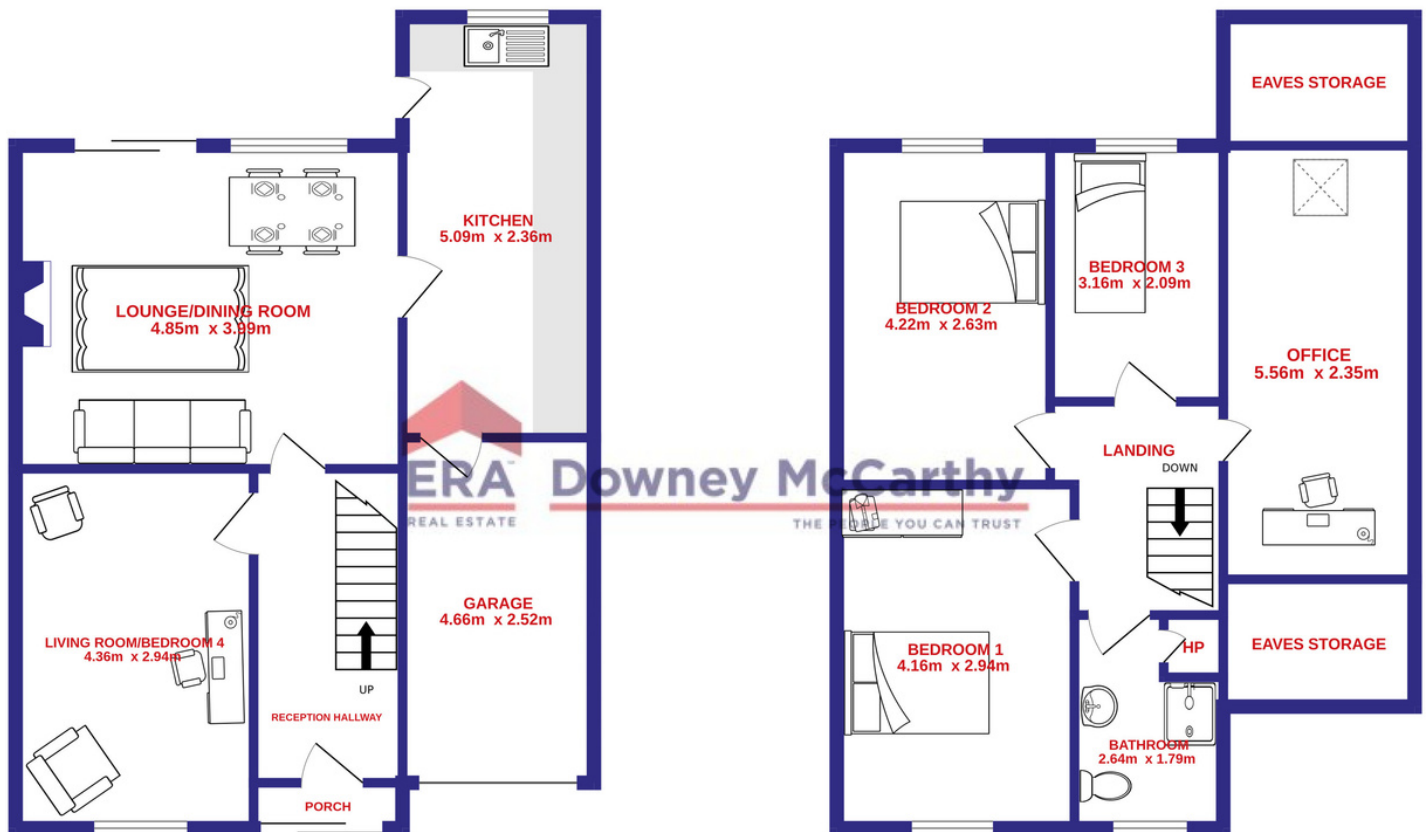
| OFFICE

5.56m x 2.35m (18'2" x 7'7")

Located off the first floor landing, this superb versatile room could serve multitude of uses, either as a home office, bedroom, or play room. The room has a Velux windows to the rear of the property, solid timber flooring sanded and varnished to a high quality finish, attractive décor, one centre light piece, one large radiator, six power points, and storage into the roof space.



| FLOOR PLAN



| GARDENS AND EXTERIOR

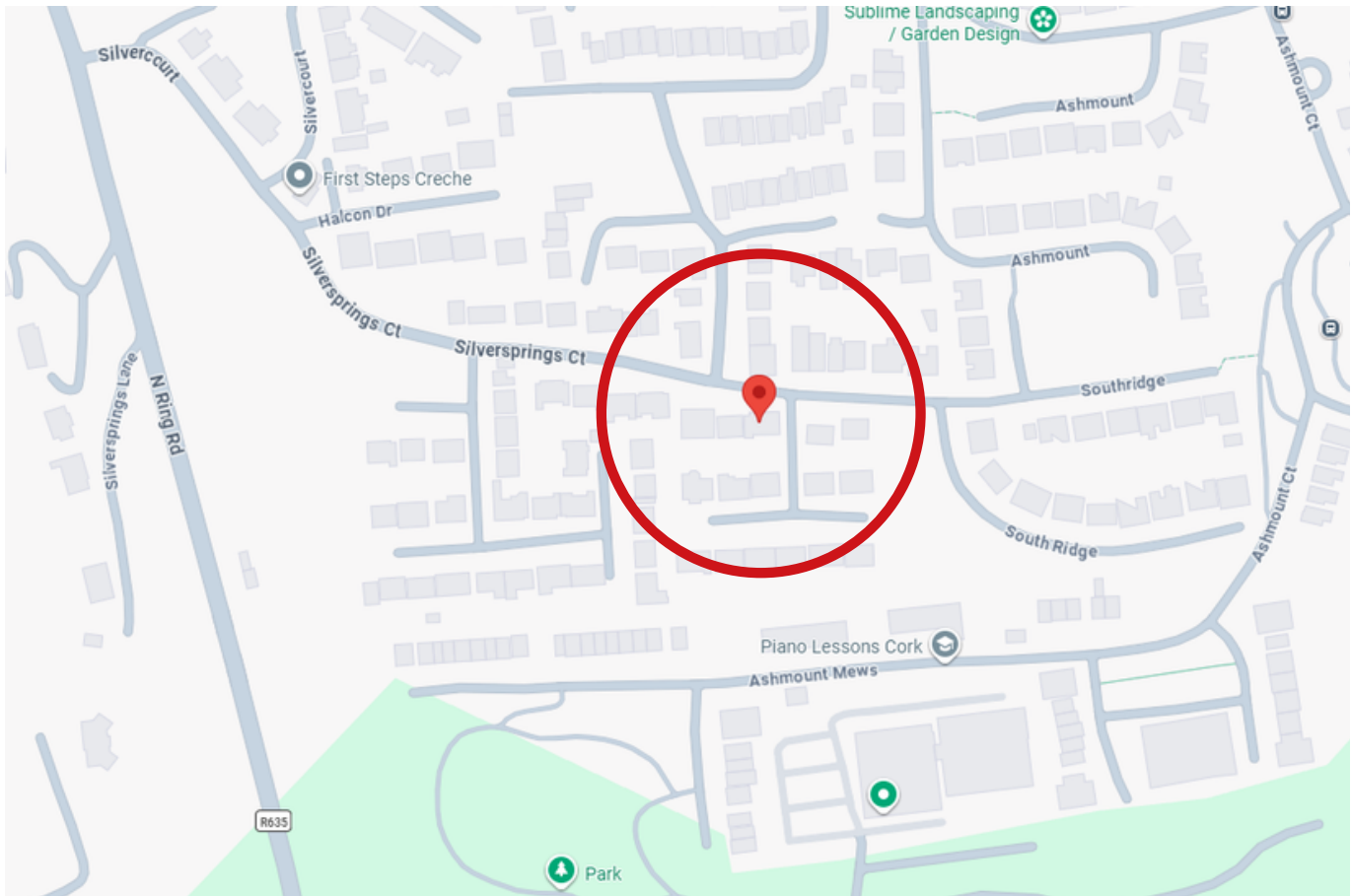


The front of the property is fully enclosed with dashed block built walls. The front of the property has a concrete driveway facilitating off street parking for one car, a front garden laid to lawn, external lighting, and a maintenance free façade of corkstone finish.

The rear of the property is fully enclosed with timber panelled fencing. This superb rear garden benefits from its south facing aspect, and is laid to lawn throughout with mature shrubs and plants abound. There is a fantastic patio area located off the living/dining area and kitchen, external lighting, and a tap.

| DIRECTIONS

Please see Eircode T23 EP4A for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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