

9 Firgrove Lawn, Bishopstown, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is very proud to present to the market this truly magnificent and immaculately presented five bedroom semi-detached property, situated in a highly desirable and much sought after location in Bishopstown. Spanning to nearly 2,000 sq.ft., the property offers ample living and bedroom accommodation and very attractive modern finishes, plus it has it's own self-contained apartment, ideal for extended family living or guest accommodation. No. 9 is ideally located and overlooks a mature green area, close to the CUH/ CUMH, UCC, MTU, and Wilton Shopping Centre as well as all essential amenities, such as primary and secondary schools, GAA & rugby clubs. Viewing comes highly recommended to appreciate what this beautiful home has to offer.

Accommodation consists of porch, reception hallway, guest w.c, living room, open plan kitchen/dining/family room on the ground floor. Upstairs the property offers four spacious bedrooms, and the main family bathroom. The self-contained apartment has a kitchen, shower room, and living room/bedroom.

AMV: €695,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 184.9 Sq. M. / 1,990 Sq. Ft. (including self-contained apartment)
- Built in 1966 approx.
- Totally renovated in 2023
- BER B2
- Recently replaced double glazing / Modern gas condensing combi boiler
- Cavities pumped with bead insulation / Attic insulated / PIV ventilation system for better air quality
- Turnkey condition - Attractive décor throughout
- Underfloor heating throughout open plan kitchen/dining/family room
- Self-contained 27 Sq. M. apartment to the side of the property - 14k tax free per year under the Rent a Room scheme
- Five bedrooms in total
- Superb south facing rear garden featuring a beautiful patio area ideal for outside entertaining / Large Steeltech shed (6m x 3m)
- Much sought after area
- Close to all amenities including UCC, CUH/ CUMH & MTU
- Adjacent to primary and secondary schools
- Close to Wilton Shopping Centre & Dunnes Stores

| PORCH

1.81m x 2.23m (5'9" x 7'3")

The porch has tile flooring, recessed spot lighting, and a high quality solid door with frosted glass panelling allows access into the main reception hallway.



| RECEPTION HALLWAY

3.43m x 3.57m (11'2" x 11'7")

A beautifully appointed and most spacious reception hallway boasts attractive décor, with feature panelling, high quality wooden flooring, one centre light fitting, one radiator, and a door allows access to the guest w.c.



| GUEST W.C

1.29m x 1.21m (4'2" x 3'9")

The guest w.c features a two piece suite, attractive tile flooring, panelling effect walls, one centre light fitting, and a towel rail.



| LIVING ROOM

4.2m x 3.78m (13'7" x 12'4")

The main living room has one large window overlooking the front of the property, which allows in extensive natural light. The living room has a feature gas fireplace, built-in units for display purposes, and attractive neutral décor. There is ample space for a suite of furniture, one centre light fitting, one radiator and wooden flooring.



| OPEN PLAN

KITCHEN/DINING/FAMILY ROOM

8.8m x 7.15m (28'8" x 23'4")

Double doors from the reception hallway allow access into the magnificent and very spacious open plan kitchen/dining/family room. The heart of the home, this beautiful room was completed in 2023 with a high level of insulation and quality, is finished with very impressive décor, featuring recessed spot lighting and motorised blinds.



The kitchen features attractive modern David Lane fitted units at eye and floor level with an extensive quartz worktop counter and quartz splashback. There is a feature island unit, boiling water tap, a stainless steel sink, plenty of storage space, and an integrated dishwasher. The kitchen features an integrated oven/hob/extractor fan, three feature light fittings, and tile flooring.

The dining area has ample dining space, a press for storage, additional built-in storage under the stairs, engineered wooden flooring, and steps from here lead down to the family room. Feature triple glazed Aluclad glass sliding doors with UV protection allow access to the rear garden.

The bright family room is dual aspect with windows to the side and south facing rear of the property, in addition to a Velux window which floods the area with extensive natural light. This modern and sunken room has a feature light fitting, 10ft high ceilings, plenty of space for a suite of furniture, feature timber panelling and engineered wooden flooring.



| STAIRS AND LANDING

2.27m x 4.02m (7'4" x 13'1")

The stairs and landing are fitted with beautiful herringbone carpet flooring and attractive wall panelling throughout. The landing has one window overlooking the side of the property, neutral décor, one feature centre light fitting, and a Stira staircase allows access to the attic.



| BEDROOM 1

3.79m x 4.2m (12'4" x 13'7")

The superb main bedroom has one window overlooking the front of the property, built-in wardrobe units for storage, attractive neutral décor, one large radiator and one centre light fitting.



| BEDROOM 2

3.95m x 3.16m (12'9" x 10'3")

This generous sized double bedroom has one window overlooking the rear of the property, built in wardrobe units for storage, a large radiator, centre light fitting and attractive décor.



| BEDROOM 3

2.85m x 2.9m (9'3" x 9'5")

This bedroom is currently in use as a walk-in wardrobe. The room has one window to the rear of the property allowing in plenty of natural light, built-in wardrobe units for storage, centre light fitting, radiator and carpet flooring.



| BEDROOM 4

2.63m x 3.57m (8'6" x 11'7")

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



| MAIN BATHROOM

2.7m x 1.62m (8'8" x 5'3")

The modern main bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Azora electric shower. Renovated just 5 years ago, this room has a frosted window to the rear of the property, timber effect tile flooring, tiling around the shower area, recessed spot lighting, a heated towel rail, and attractive décor.



| APARTMENT - KITCHEN

3.81m x 2.51m (12'5" x 8'2")

The self-contained apartment is accessed from the rear garden. A PVC door with centre glass panelling has access into the kitchen. The kitchen has one window overlooking the side of the property, tile flooring, built-in oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine, space for a fridge freezer, recessed spot lighting, one radiator, and a door allows access into the shower room.



| APARTMENT - SHOWER ROOM

1.73m x 1.37m (5'6" x 4'4")

The shower room features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, one frosted window overlooking the side of the property, fully tiled walls and floors, a heated towel rail, recessed spot lighting, and attractive décor.



| APARTMENT - LIVING ROOM/BEDROOM 5

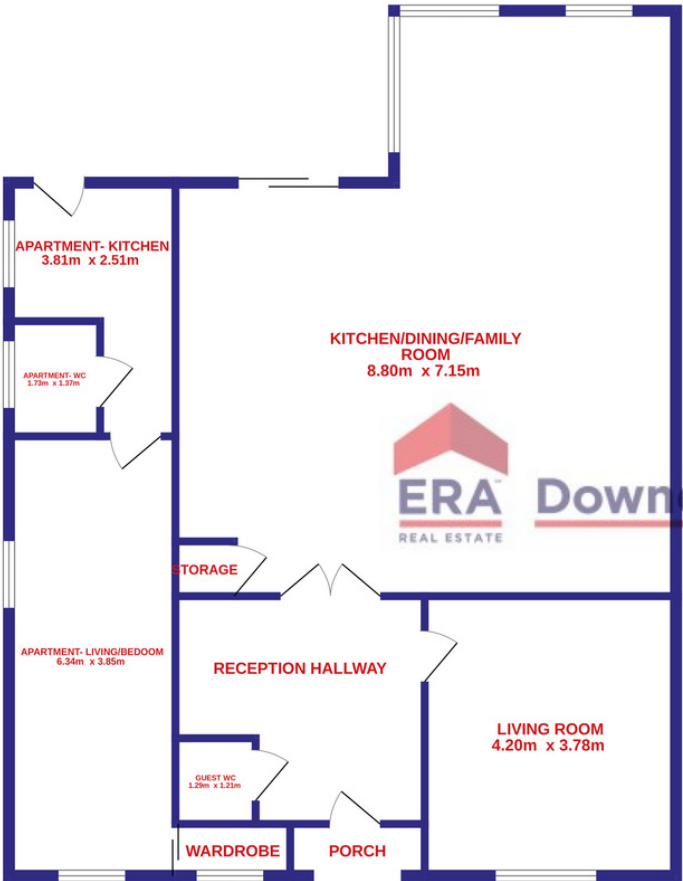
6.34m x 3.85m (20'8" x 12'6")

This versatile living space/bedroom 5 has a large window overlooking the front of the property, timber flooring, access to the electrical board, plenty of space for a suite of furniture, one radiator, and a very convenient Murphy bed cleverly stored within a wardrobe space.

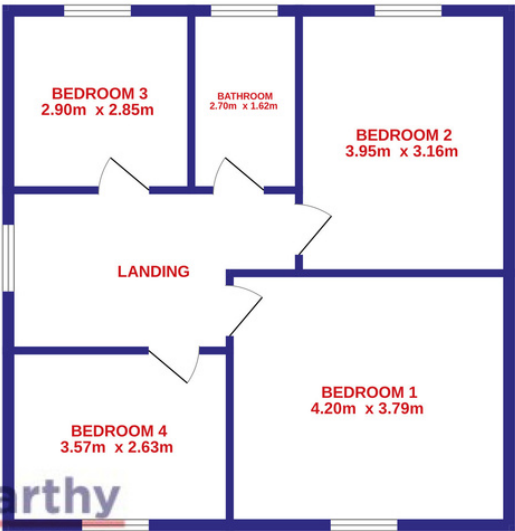


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

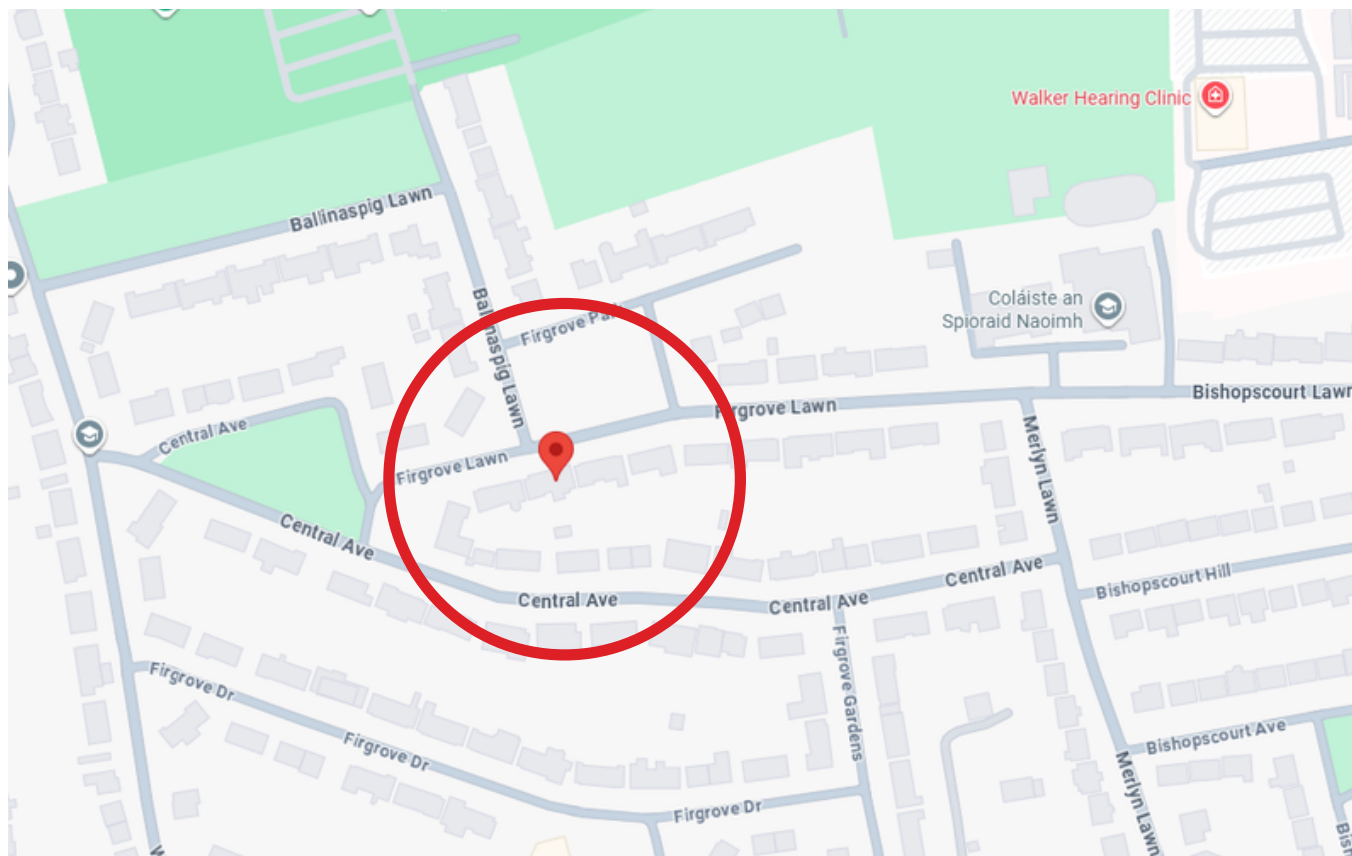


The front of the property has a concrete driveway to accommodate off street parking for two vehicles. There are some mature shrubs and plants surrounding, and the area is fully enclosed with block built walls on all sides.

The rear of the property boasts a south facing aspect, and is fully enclosed to all sides with blocks built walls to the left and right, and timber fencing to the rear. There is a superb patio area which is ideal for outdoor entertaining, a large Steeltech shed, and a meticulously maintained garden area with mature shrubs and plants abound.

| DIRECTIONS

Please see Eircode T12 K07Y for directions.



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