

4 Manor Lawn, Thornbury View, Rochestown, Cork



ERA Downey McCarthy are delighted to present to the market this immaculately presented and modernised two bedroom semi-detached bungalow located in the popular residential estate of Thornbury View, Rochestown. The property was extensively modernised in 2019 and benefits from a spectacular extended kitchen/dining area, spacious living accommodation, and a beautifully maintained west-facing rear garden and patio area. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, spacious main living room, open plan family room leading through to the superb kitchen/dining area, two spacious double bedrooms, and the main family bathroom.

AMV: €425,000

BER B

60 South Mall, Cork.

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

PSRA No. 002584

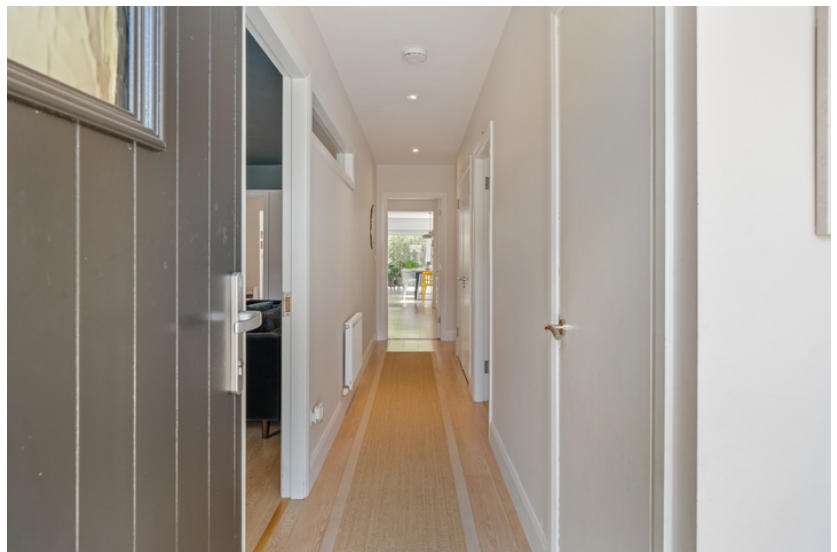
| FEATURES

- Approx. 129.97 Sq. M. / 1,399 Sq. Ft.
- Built in 1987
- Modernised in 2019
- BER B
- Two spacious double bedrooms with option for a third in the attic space SPP - architectural plans for upstairs master bedroom, walk in wardrobe and en suite are available on viewing
- Attractive décor and modern colour palette throughout
- Beautifully maintained rear garden and patio area
- Mature sought after location
- Convenient to Douglas Village and all amenities
- Easy access to N28 road network and Jack Lynch Tunnel
- Close to 216 bus route

| RECEPTION HALLWAY

6.68m x 1.93m (21'9" x 6'3")

An Aluclad door with large frosted glass panel to one side allows access into the main reception hallway. The hallway features high grade laminate flooring, neutral décor, recessed spot lighting, one radiator, one centre light piece, storage cupboard, and two power points. There is also access to a utility cupboard which has one centre light piece, and space for a washing machine and dryer.



| LIVING ROOM

6.01m x 4.27m (19'7" x 14'0")

A magnificent and very spacious main living room boasts attractive décor and a tasteful modern colour palette throughout. The room has one window to the front of the property, one glass panel allowing in additional light from the hallway, high grade laminate flooring, a bespoke centre light piece, one smoke detector, one large radiator, fibre broadband connection point, a fireplace piped for gas, and six power points. Double doors allow access into the family room, leading on to the superb kitchen/dining area to the rear.



| FAMILY ROOM

3.89m x 5.44m (12'7" x 17'8")

This versatile space has high grade laminate flooring, recessed spot lighting, one smoke detector, one radiator, access hatch to the attic, and four power points. A large opening allows access to the extended kitchen/dining area.



| KITCHEN/DINING

5.4m x 6.29m (17'7" x 20'6")

The heart of the home, this spectacular kitchen/dining area is flooded with natural light. The area has two large Velux windows, floor to ceiling windows to the side and rear with integrated blinds, and French double doors leading out to the beautiful rear patio and garden space. The room has high grade laminate flooring, attractive décor, recessed spot lighting, two feature light pieces above the dining space, one smoke detector, and ample power points.

The modern fitted kitchen features grey matte units at eye and floor level with marble effect worktop counter and impressive dusky pink tile splashback. The kitchen includes an integrated larder fridge and freezer, integrated double oven, integrated dishwasher, integrated bin storage, and a double larder for storage. There is a modern vertical radiator, and a large and striking central island unit with ample storage, induction hob with downdraft extractor, and charging points.



| BEDROOM 1

3.88m x 3.71m (12'7" x 12'1")

This superb main bedroom has one window overlooking the beautiful rear garden, high grade laminate flooring, attractive neutral décor, built-in wardrobe units for storage, one centre light piece, one radiator, and four power points.



| BEDROOM 2

3.35m x 3.73m (10'9" x 12'2")

Another generous sized double bedroom has one window to the front of the property, high grade laminate flooring, attractive neutral décor, one centre light piece, one radiator, and four power points.



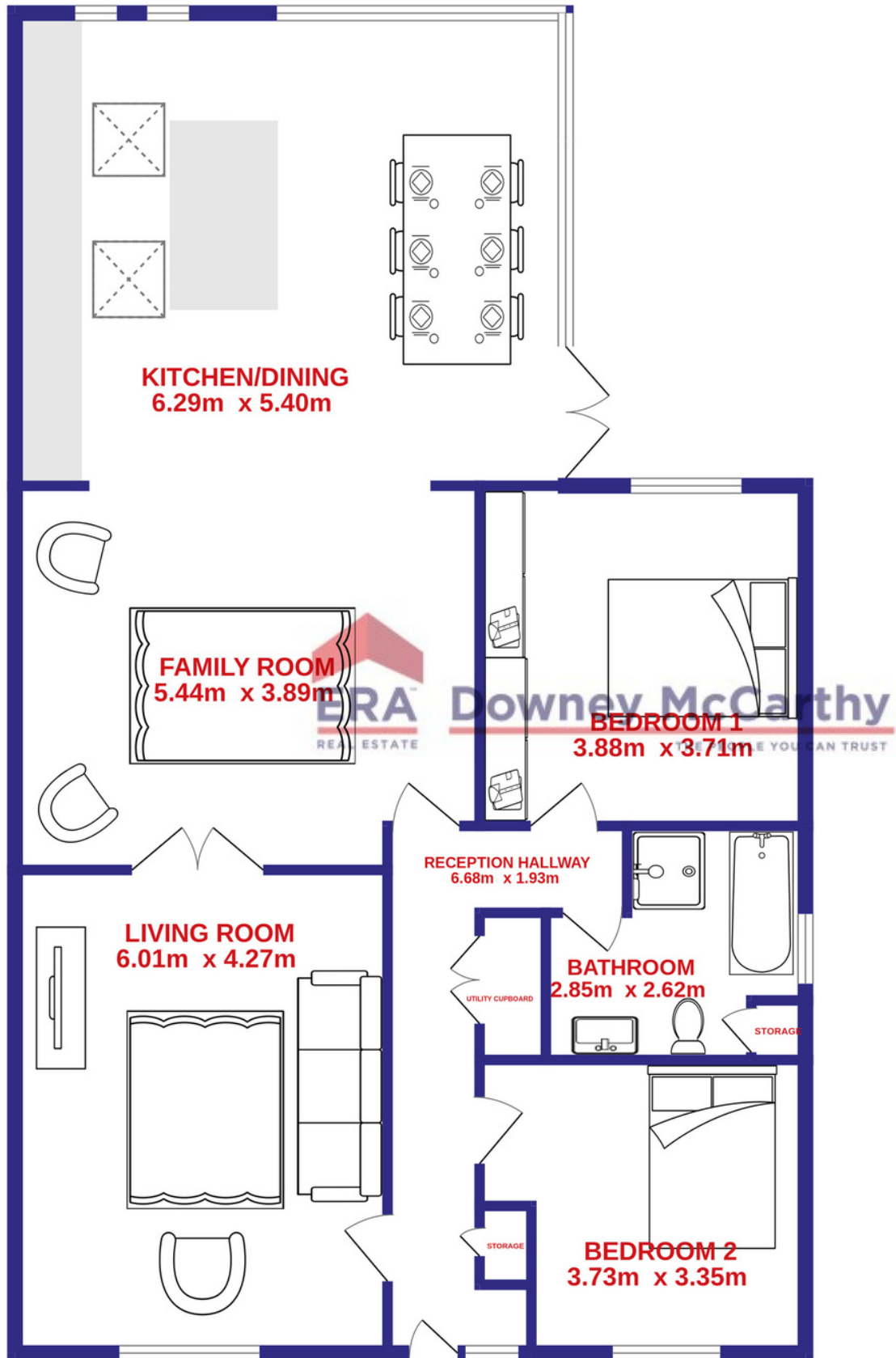
| FAMILY BATHROOM

2.62m x 2.85m (8'5" x 9'3")

The beautifully appointed main family bathroom features a four piece suite including a separate bath and shower cubicle incorporating a Triton electric shower. The room boasts impressive floor and wall tiling, neutral décor, a built-in vanity unit with LED mirror, one frosted window to the side of the property, one centre light piece, one air vent, and access to the combi boiler which was installed in the last number of years.



| FLOOR PLAN



| GARDENS AND EXTERIOR



The front of the property has a block paving driveway to accommodate off street parking for three cars with planting to the edge. There is also an EV charger.

The rear of the property boasts a magnificent west-facing rear garden and patio area, located off the kitchen/dining space. The garden is fully enclosed to all sides. There is an external sockets, external tap, and access to a Barna shed which is ideal for storage.

| DIRECTIONS

Please see Eircode T12 XD6C for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Angela Jordan
0863783681
angela@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.