



24 Ardcahon Drive
Coolkellure, Lehenaghmore

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INTERNATIONAL REALTY

24 Ardcahon Drive, Coolkellure, Lehenaghmore

Situated in the sought-after residential area of Lehenaghmore, this beautifully presented townhouse offers a rare opportunity to acquire a modern, energy-efficient home that perfectly blends comfort, style, and convenience. Boasting spectacular panoramic views over Cork city, this three-bedroom property is meticulously maintained and comes to the market in superb condition throughout.

The ground floor welcomes you with a bright and inviting entrance hall, leading to a spacious living room that exudes warmth and charm. Adjacent to this is a well-appointed kitchen/dining area, designed to cater to both everyday family meals and entertaining guests. The thoughtful layout ensures a seamless flow between living spaces, creating an atmosphere of modern practicality.

Ascending to the first floor, you will find two generously sized bedrooms, each offering ample storage and flexibility to suit a variety of needs. These rooms are complemented by a family bathroom.

The second floor is dedicated to the luxurious ensuite master bedroom, a haven of tranquility. This space not only provides ultimate privacy but also boasts breathtaking views over Cork city, making it the perfect sanctuary for unwinding after a long day.

Externally, the property continues to impress. To the front, a brick-paved driveway offers convenient parking for two cars. At the rear, the home features a south-west-facing garden designed for low maintenance, ensuring you can enjoy outdoor living with minimal effort. This sunny, private space is ideal for al fresco dining, gardening, or simply soaking up the natural light.

The location of this townhouse is unparalleled in its convenience. Situated on the 203 bus route, commuting to and from Cork city is effortless. Additionally, its proximity to Cork Airport makes it an excellent choice for those who travel frequently. The area is well-served by local amenities, including schools, shops, and recreational facilities, ensuring all your needs are within easy reach.

Whether you are a first-time buyer, a growing family, or someone looking to downsize, this exceptional property ticks all the boxes. With its modern design, energy efficiency, and prime location, it offers the perfect combination of comfort and practicality. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Features

- Beautiful 3-bedroom townhouse in excellent condition throughout.
- PVC double glazed windows throughout.
- Close to Wilton Shopping Centre and CUH



Accommodation

Entrance Hall: Bright and spacious hallway, finished with tiled flooring and light fitting.

Living Room: Spacious living area with stove burner and mantel piece. Ideal entertainment room with window overlooking front of property, finished with wooden flooring.

Kitchen/Dining: The kitchen is fully fitted boasting floor and eye level units to include standalone fridge/freezer, oven, hob, extractor fan, washing machine & dryer finished with plenty of cupboards for storage space and a worktop area. The dining area is next to the kitchen and is fully tiled with double doors leading to rear garden.

Downstairs Bathroom: Located off the entrance hall, this bathroom offers a two-piece suite to include wash hand basin

and w.c. Finished with tiled flooring.

Landing: Carpet flooring on landing.

Bedroom 2: A spacious double bedroom located to the front of the property with original wood flooring.

Bedroom 3: A spacious double bedroom overlooking rear garden, finished with original wooden flooring.

Family Bathroom: A tastefully decorated family bathroom offering a three piece suite to include bath, wash hand basin and w.c. finished with tiled floors and partially tiled walls.

Master Bedroom: This master bedroom is located on the second floor and offers built in wardrobes for extra storage, finished with wooden flooring.

En-suite: Located off the master bedroom, this three piece ensuite offers a fitted corner shower unit, w.c and wash hand

basin finished with tiled flooring. There is access to a cupboard for storage space.

Outside: The property has a private rear garden which benefits from a directly west facing aspect and can be accessed off the dining room. The front of the property has off street parking which is secure.

BER Information

BER: A3. BER No: 107453268

EPI: 51.58 kWh/m²/yr.

Eircode

T12 K65F





FLOOR PLANS Not to scale - for identification purpose only.

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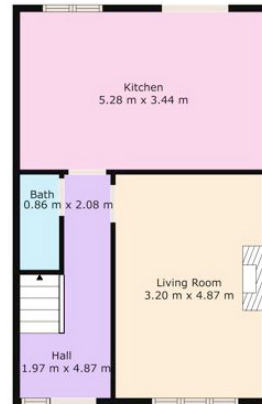
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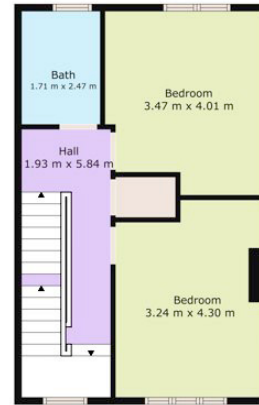


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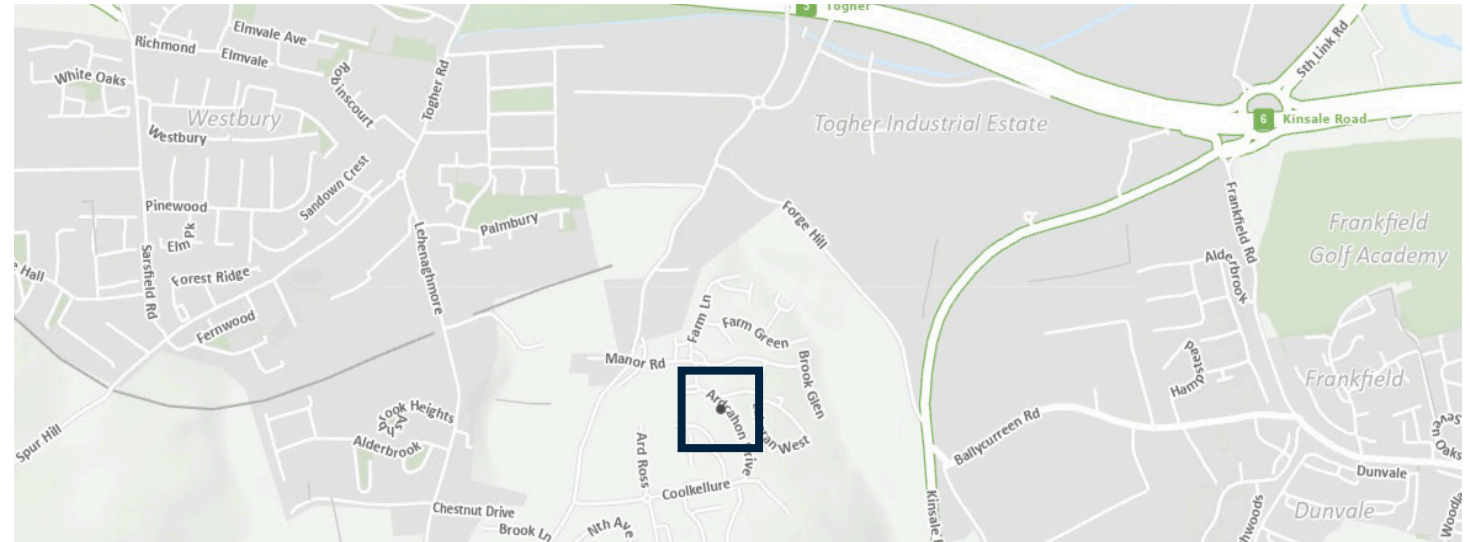
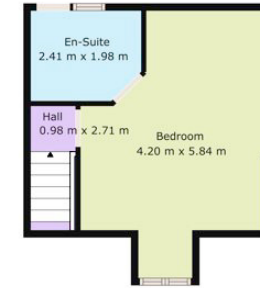
First Floor



First Floor



First Floor



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