

Modern & superbly presented 3 bedroom semi-detached residence.

**No. 43 An Fana,  
Cul Ard,  
Carrigtwohill,  
Co. Cork.**

For Sale by Private Treaty



**A.M.V. €310,000**

McCarthy & McGrath Ltd. are delighted to present No. 43 An Fana to the market, built in 2005 this spacious semi-detached property is in immaculate condition having been completely transformed and redecorated to an extremely high standard by its owners, whose taste and attention to detail is evident throughout. Location wise, it's second to none, situated on a corner site in Cul Ard, just a short walk from all the amenities Carrigtwohill has to offer, Train Station, Bus Stop and a selection of schools both primary and secondary including the newly opened Carrigtwohill School Campus (incorporating Carrigtwohill Community College, Carrigtwohill Community National School & Scoil Mhuire Naofa) and Mary Gearys Childcare and with easy access onto the N25 providing a short commute to nearby Midleton, Little Island and Cork City.

Its long list of impressive features combined with its location makes this property an ideal home and viewing is highly recommended.

### ACCOMMODATION:

**Entrance Hallway:** 4.6 x 2.0 with tiled floor & under stairs storage.

**Guest Toilet:** w.h.b, w.c, tiled floor & half wall.





Living Room: 4.6 x 3.5 with herringbone timber floor, bay window, 'Stanley' wood burning stove.





**Kitchen / Dining Room** : 5.6 X 3.8 tiled floor, extensive built-in units & eye level presses, integrated dishwasher, washing machine, dryer, fridge freezer & Bosch induction hob, oven and combi microwave.  
French doors to the rear.







**FIRST FLOOR :**

**Bedroom 1:** 3.3 x .3.4 front aspect, extensive wardrobes, timber floor.

**En-Suite :** 2.7 x 0.8 w.c., w.h.b., pumped shower.





Bedroom 2: 3.3 x 3.0 rear aspect, timber floor, sliderobes.



**Bedroom 3:** 2.5 x 2.3 rear aspect, timber floor, built-in wardrobe.



**Bathroom:** 2.2 x 2.2 inc. hotpress, bath, w.c. & cabinet w.h.b., tiled floor & wall.





OUTSIDE:

Front garden with double driveway.  
Enclosed & private West facing rear garden with patio area & steel shed.









## FEATURES:

- Beautifully presented & maintained
- Generous living accommodation
- New fitting Kitchen
- Wardrobes in all 3 bedrooms
- Master bedroom en-suite
- Guest w.c. on ground floor
- Composite front door
- Triple glazed windows & French doors
- Double driveway
- Zappi EV Charger
- West facing rear garden with patio area
- 'Adman' Steel Shed
- Gas fired central heating ( new gas boiler, heating controls & thermostat)
- Aqua Box Water Pump
- Combi Boiler
- Filtered Tap
- Cavity Walls pumped
- Attic with Stira fitted (c. 10m<sup>2</sup> of flooring & power)
- Additional Attic insulation (pipework & tanks insulated)
- Security Alarm
- Light fittings & blinds included in the sale
- Superb location

EIRCODE : T45 KR62.

TITLE: Freehold

BER DETAILS: B2 – BER NO. 111455002

SERVICES: Mains water, drainage & gas.

VIEWINGS: Strictly by prior appointment with the sole selling agents.



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**42 South Mall, Cork t: 021 4273800**

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