

BER D1



CORK | 125 Elm Park, Sarsfield Road, Wilton

Lisney



021-427 5079

125 Elm Park is a fine three bedroomed end of terrace property situated in the convenient location of Wilton just off the Sarsfield Road. It is located close to Cork University Hospital, Wilton Shopping Centre, UCC, CIT and is also within easy reach of the South Ring road network. There are excellent transport links to the City Centre and Bishopstown and is approximately 13 minutes' drive to Cork city centre.

The property boasts 79 Sqm of space and offers its accommodation over two levels. It is set on an enclosed rear garden and has a driveway to front which offers off street parking. It is close to an abundance of both primary and secondary schools to include: Colaiste an Spioraid Naoimh, Mount Mercy, St. Aloysius School, St. Catherine's National school and Glasheen Girls School along with many more. 125 Elm Park perfectly situated at the end of a cul de sac to take advantage of public transport options with the 214, 219 and 2013 bus routes on the doorstep of the property and provide easy and frequent transport to the city centre.

Built in 1986 this home has been well cared for over the years. With double glazed PVC windows and gas central heating the property has a D1 energy rating. The rear of the property which backs is very tastefully laid out with attention given to a patio directly connected to the kitchen/dining room. The balance of the garden is tiered and landscaped.

Accommodation extends to entrance hallway, sitting room and open plan kitchen/dining room along with under stairs storage all at ground floor level. The first floor is home to three bedrooms and a family bathroom.

Driveway to front with parking and enclosed and landscaped rear garden.

Viewing is highly recommended to appreciate all that is on offer.

## Features

- Gas Central Heating
- Off Street Parking
- Convenient Location

**Price: €235,000**





## Accommodation

**ENTRANCE HALLWAY:** 3.9m x 1.8m A welcoming and bright entrance hall finished with neutral theme carpet.

**SITTING ROOM:** 4.6m x 2.9m A lovely spacious room with big picture window looking to the front. A feature marble fireplace fitted at the centre and finished with neutral theme carpets.

**KITCHEN/DINING:** 3.4m x 4.9m Located to the rear of the property this room runs the full width of the home. It is a particularly bright room facing south with window overlooking the landscaped rear garden and patio. The kitchen area is fitted with floor and eye level units with single drainer sink unit. There is ample counter-top space with tiled backdrop. Integrated appliances include cooker, hob, and dishwasher. Fitted dishwasher and single units fitted over the counter top space. The dining space is arranged alongside with alcove units fitted to compliment the kitchen. These alcove units give additional storage and display shelf space. Door leading to rear garden.

**BEDROOM 1:** 2.8m x 4.3m A front facing bedroom double in size room with built in wardrobe to include mirrored section. Finished with neutral carpet.

**BEDROOM 2:** 2.7m x 3.4m Another fine double bedroom with built in wardrobes and fully carpeted. Located to the rear of the property.

**BEDROOM 3:** 2.3m x 2.1m Located to the rear and single in size. Fully carpeted.

**FAMILY BATHROOM:** 2.7m x 1.9m Fitted with three piece white suite to include WC, sink and bath. Electric shower fitted over bath and fully tiled fitted with shower screen. Fitted vanity mirror and light over sink area.

**STAIRS & LANDING:** 2.9m x 2.05m A bright and spacious landing, fully carpet with stairs fitted to give access to attic.

### OUTSIDE

This home has a drive in to the front to cater for parking needs. Given its cul de sac setting there is plenty of additional parking directly outside. There is a side entrance with the property that allows access to the rear garden. The rear garden is well landscaped with an extensive patio located directly outside the open plan kitchen/dining room. This garden which backs south is further landscaped in a tiered way.





### BER INFORMATION

BER: D1  
BER Number: I08229170  
EPI: 233.89 (kWh/m<sup>2</sup>/yr)

### EIRCODE

T12F63P

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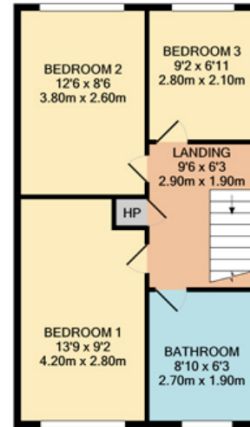
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## FLOOR PLANS

NOT TO SCALE, FOR IDENTIFICATION PURPOSE ONLY



## GROUND FLOOR



## FIRST FLOOR

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. ALL measurements are approximate and photographs provided for guidance only. PSRA No. 001848

