



Downey McCarthy

...the people you can trust

Avoca, Lackenroe, Glounthaune, Cork



CHARMING 4 BEDROOM DETACHED RESIDENCE

AMV: €500,000



60 South Mall, Cork.

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PSRA No. 002584

| DESCRIPTION

Avoca is a charming 4 bedroom family home located in a highly desirable residential area approx. 9 km east of Cork city centre. This property, built in 1960, is filled with natural light and sits on an elevated, mature and private site c. 0.33ha (0.8 acres). There is ample space and parking surrounding the house. To the front are lawns and a selection of mature shrubs at the entrance door while wooden steps lead to a large mature and private garden, with separate entrance gate which could easily accommodate another detached residence (Subject to Planning Permission).

| ACCOMODATION IN BRIEF

Accommodation includes reception hallway, living room, dining room, tv room, kitchen/dining room, utility and w.c. on the ground floor. Upstairs boasts 4 spacious bedrooms, shower room and a family bathroom.

| LOCATION

The picturesque village of Glounthaune is a convenient and exclusive location. Shops, a primary school, cycle and walk-ways, playgrounds and other amenities such as Harpers Island bird sanctuary lend to the charming community spirit. Avoca is ideally located c.9 km from Cork city centre and Midleton c.14 km both serviced by a regular commuter train. It is also within easy access of Fota Island, Little Island, Carrigtwohill and Cobh. The Jack Lynch Tunnel and Cork international airport are also in close proximity.

If you are looking for a family home on a large site close to the city centre, whilst being able to enjoy the benefits of country living, then Avoca is essential viewing.

| FEATURES

- Gross Internal Floor Area 151.97 sq.m. (1,636 sq.ft.)
- Spacious site with extensive front gardens
- Four bedrooms
- Private tree lined site
- Glounthaune train station is a 2 min drive
- OFCH
- Mains water
- Built c.1960
- Double glazed windows except for kitchen

| RECEPTION HALLWAY

3.83m x 2.45m

The welcoming entrance hallway has two wall mounted radiators, a storage closet and parquet timber flooring.



| LIVING ROOM

6.09m x 3.95m

A bright spacious dual aspect living room with large windows to the front and side of the property. Features include two wall mounted radiators, a tile surround fireplace & hearth, ample power points and carpet floor covering.



| DINING ROOM

3.21m x 3.95m

This room has a large window overlooking the front garden. Other features include a wall mounted radiator, one pendant light fitting, a tile surround fireplace & hearth and timber flooring.



| TV ROOM

2.72m x 3.94m

The TV room is also dual aspect with windows to the rear and side of the property. Features include one wall mounted radiator, one pendant light fitting, a tile surround fireplace & hearth and timber flooring. An under-stair storage larder is also accessed from here.



| STORAGE LARDER

0.9m x 1.48m

Larder with timber flooring and storage shelving.

| KITCHEN

3.66m x 3.94m

The kitchen is located in a single storey extension to the rear of the house. It has windows overlooking the rear and side of the property and fitted units at eye and floor level with an extensive granite worktop counter and tiled splash back. Other features include recessed spot lighting, a wall mounted radiator, electric hob & oven, warming drawer, stainless steel sink, integrated dishwasher and tile flooring. An external doorway provides access to the rear of the property.



| UTILITY ROOM

2.7m x 1.85m

The utility room has a semi-glazed hardwood rear door, fitted units at eye and floor level, a pendant light fitting, one radiator, vinyl floor covering and plumbing for a washing machine.

| GUEST W.C

0.79m x 1.86m

The guest W.C has one window overlooking the rear, one ceiling light, one w.c, an attractive Belfast sink and vinyl floor covering.

| STAIRS AND LANDING

2.64m x 3.88m

The landing has one window overlooking the rear. Features include a centre ceiling light fitting, a wall mounted radiator, carpet floor covering and one power point.

| MAIN BATHROOM

2.24m x 2.6m

The main bathroom has two windows overlooking the rear and features a three piece suite with a Triton T80 electric shower fitted over a cast-iron bath. It also has a centre light fitting, wall mounted radiator, tiled finish around the bath area, attic access hatch and a shelved hot press with hot water cylinder.



| BEDROOM 1

3.74m x 3.88m

A large double bedroom with one window overlooking the front of the property. Features include one centre light fitting, wall mounted radiator, carpet floor covering and two power points.



| BEDROOM 2

3.02m x 3.32m

This double bedroom has one window overlooking the front of the property, and includes a centre light fitting, wall mounted radiator, two power points and carpet floor covering.



| BEDROOM 3

3.57m x 3.35m

This double bedroom has one window overlooking the front of the property, a centre light fitting, wall mounted radiator, two power points, an open fireplace with tile surround & hearth and carpet floor covering.



| BEDROOM 4

2.61m x 2.43m

The fourth bedroom is a single room with one window overlooking the rear of the property, a ceiling light, wall mounted radiator, two power points and carpet floor covering.



| SHOWER ROOM

1.61m x 1.42m

The shower room has fully tiled floor & walls, a electric ceiling vent, heated towel rail, wall mounted light fitting and a cornice shower cubicle with Mira electric shower, one W.C and one wash hand basin.



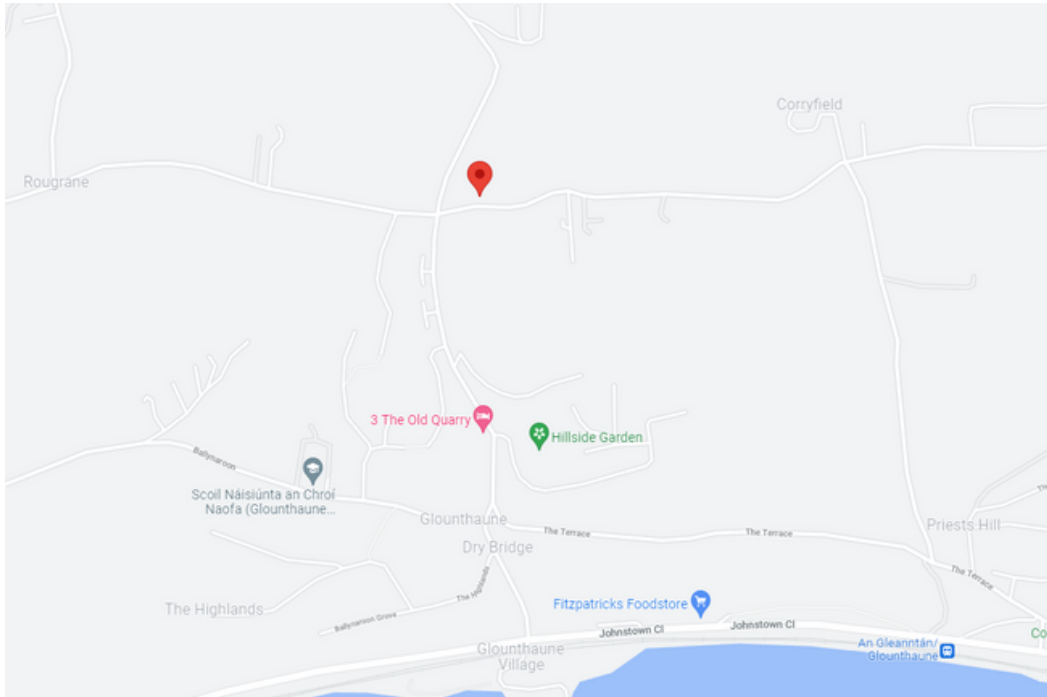
| GROUNDS AND GARDENS



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.

| DIRECTIONS

Please see Eircode T45 YX26 for directions.



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| ALL ENQUIRIES TO:

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