



Downey McCarthy

...the people you can trust

17 Summerstown Drive, Glasheen, Wilton, Cork



ERA Downey McCarthy are pleased to launch to the market this superbly presented three bedroom semi-detached property, a short stroll from the array of amenities that the area has to offer including Wilton Shopping Centre, bars, restaurants, cafes and more. 17 Summerstown Drive will appeal to many home buyers given its bright and light-filled living accommodation, layout, condition and location.

Accommodation consists of porch, reception hallway, living room, sitting room and kitchen/dining area on the ground floor. Upstairs the property offers three bedrooms and the main family bathroom.



AMV: €320,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 98.46 Sq. M. / 1,060 Sq. Ft.
- Built in the 1960's approx.
- BER E1
- Bright and light filled living accommodation
- Three bedrooms
- West facing rear aspect
- Off street parking
- Sought after location a stones' throw from Wilton Shopping Centre, CUH, CUMH
- Easy access to N40 road network
- On the 214 and 219 bus routes
- Ideal family home or investment opportunity

| PORCH

0.38m x 2.03m (1'2" x 6'6")

A sliding door allows access to the porch which has one centre light piece. A solid teak door with centre glass panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

4.22m x 2.31m (13'8" x 7'5")

The reception hallway has carpet flooring, one radiator, one centre light piece, under stair storage, neutral décor and one window to the front of the property.

| LIVING ROOM

3.44m x 4.36m (11'2" x 14'3")

The main living room has one large window to the front of the property, original wooden flooring, one centre light piece, original fireplace, one radiator and power points throughout.



| SITTING ROOM

3.75m x 3.62m (12'3" x 11'8")

The sitting room has one large window to the rear of the property, original wooden flooring, one centre light piece, original tile fireplace, built-in storage units, radiator and power points.



| KITCHEN/DINING

4.09m x 2.88m (13'4" x 9'4")

The kitchen features solid fitted units at eye and floor level with extensive worktop counter and tiled splashback. There is plumbing for a washing machine, space for a fridge freezer, space for an oven/hob/extractor fan. The room has laminate flooring, one centre light piece, ample power points, radiator, space for a dining table, one window to the rear of the property and one glass door allowing access to same.



| STAIRS AND LANDING

2.52m x 2.22m (8'2" x 7'2")

The stairs and landing has carpet flooring throughout and one window to the side of the property at the half landing. The landing area has one centre light piece and solid doors leading to all rooms.



| BEDROOM 1

3.82m x 4.23m (12'5" x 13'8")

This double bedroom has one window to the rear of the property, carpet flooring, one centre light piece and radiator.



| BEDROOM 2

3.41m x 4.27m (11'1" x 14'0")

This spacious double bedroom has one window to the front of the property, carpet flooring, one centre light piece and radiator.



| BEDROOM 3

2.4m x 3.03m (7'8" x 9'9")

This single bedroom has one window to the front of the property, carpet flooring, one centre light piece, radiator and timber panelling.



| BATHROOM

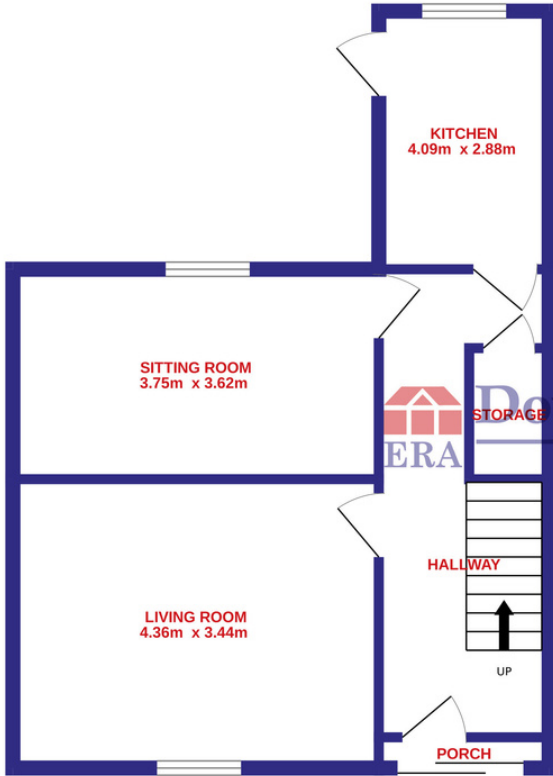
2.72m x 2.22m (8'9" x 7'2")

The main family bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T80 electric shower, modern floor and wall tiling, centre light piece, radiator and one frosted window to the rear of the property. There is an access hatch to the attic and the hot press is located within this room.

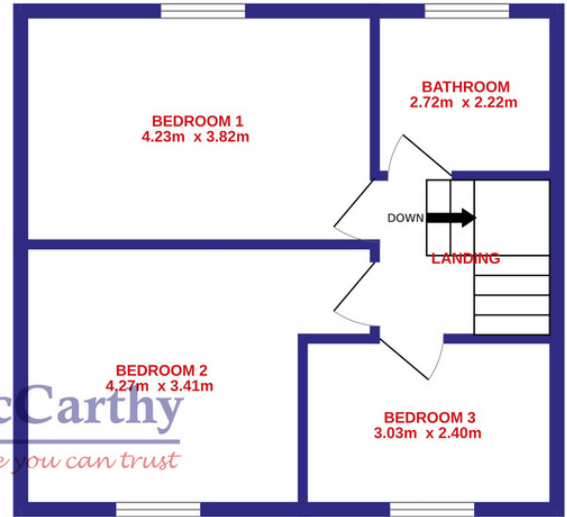


FLOOR PLAN

GROUND FLOOR



1ST FLOOR
38.0 sq.m. approx.



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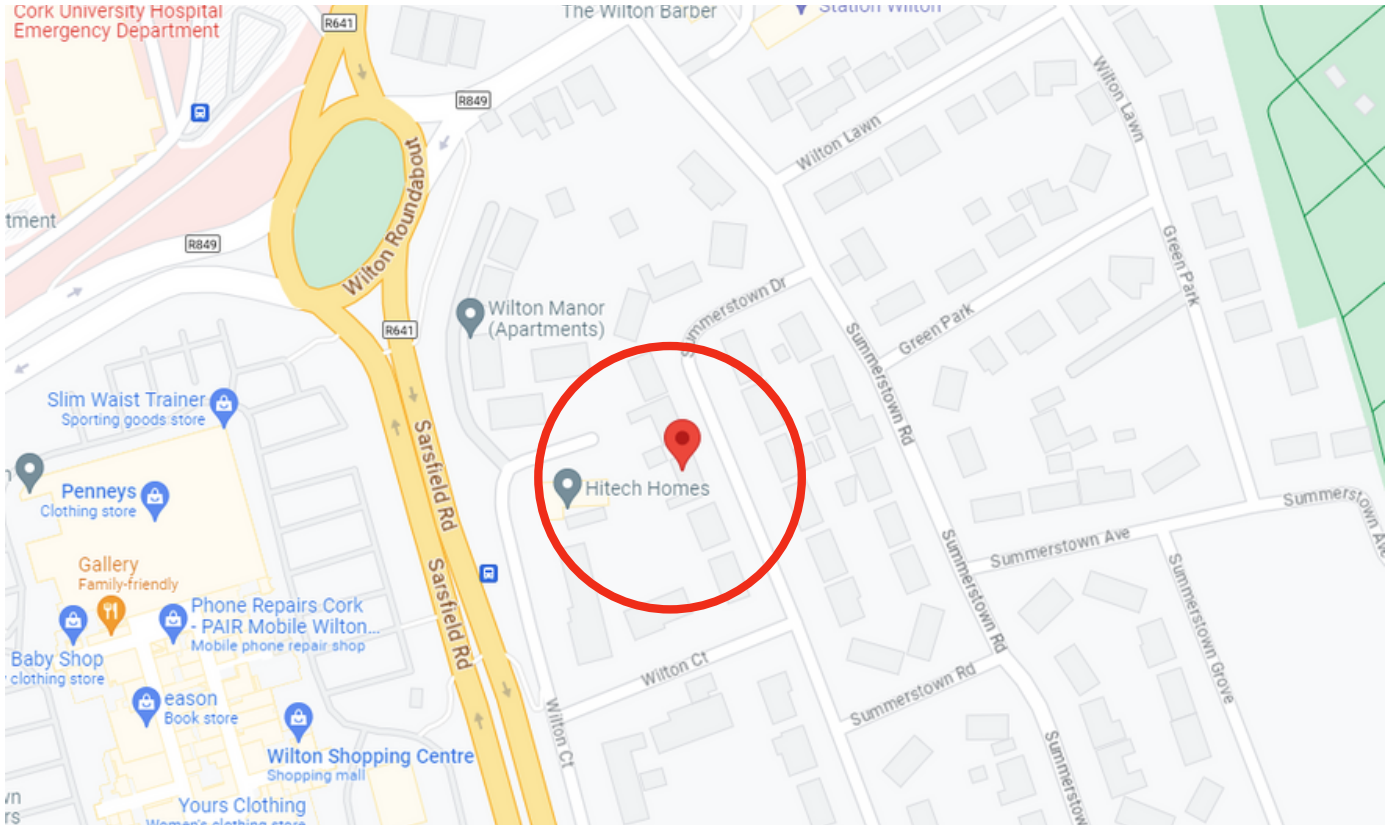
TOTAL FLOOR AREA: 98.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 R6V6 for directions.



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Solicitor Details:

Kieran Buckley, Kieran Buckley & Co. Solicitors, 11 Sheares Street, Cork

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