

3 Sandymount Avenue, Glasheen, Cork



ERA Downey McCarthy are very pleased to present this super, well presented and maintained, three bedroom semi-detached property located in a sought after residential estate in Glasheen, Cork. The property benefits from spacious living and bedroom accommodation and its location, within walking distance of Wilton Shopping Centre, CUH and CUMH, while UCC is also within easy reach.



AMV: €350,000

BER D1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 123.4 Sq. M. / 1,328 Sq. Ft.
- Built in 1968 approx.
- BER D1
- Three spacious bedrooms upstairs
- Natural gas central heating - new boiler fitted 6 years ago approx.
- Well-maintained throughout
- Fully enclosed rear garden - west facing aspect
- Adjoined garage - potential to convert
- All new drains fitted in 2006
- Off street parking
- Sought after location close to Wilton Shopping Centre, CUH, CUMH
- Easy access to N40 road network
- On the 216 bus route
- Ideal family home or investment opportunity

| PORCH

0.58m x 1.9m (1'9" x 6'2")

A sliding door allows access to the porch area which has tile flooring, a wall-mounted light piece and a solid teak door allowing access to the reception hallway.

| RECEPTION HALLWAY

4.4m x 2.11m (14'4" x 6'9")

The reception hallway has solid wood flooring which has been sanded and varnished to a high quality finish, centre light piece, smoke alarm, under stair storage and solid doors leading to all rooms.



| LIVING ROOM

3.46m x 4.34m (11'3" x 14'2")

The spacious living room has one large window to the front of the property, allowing in extensive natural light. There is wooden flooring, sanded and varnished to a high quality finish, a fitted fireplace, neutral décor, centre light piece and a radiator.



| SITTING ROOM

3.86m x 3.98m (12'6" x 13'0")

This versatile room could serve a multitude of uses either as a family/tv room, a playroom, formal dining room or home office. There is one window to the rear of the property, neutral décor, timber flooring, a feature fireplace and one centre light piece.



| KITCHEN/DINING

4.3m x 3.02m (14'1" x 9'9")

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. There is space for an oven/hob/extractor fan, plumbing for a dishwasher, space for a fridge freezer. The room has one window to the rear, tile flooring, one centre light piece, neutral décor and one radiator. A door allows access to the rear hallway.



| REAR HALLWAY

1.5m x 1.1m (4'9" x 3'6")

The hallway has tile flooring and doors allowing access to the rear garden, guest w.c and garage respectively.

| GUEST W.C

0.87m x 1.35m (2'8" x 4'4")

The guest w.c features one frosted window, tile flooring, timber panelled walls.



| STAIRS AND LANDING

3.14m x 2.52m (10'3" x 8'2")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one window to the side of the property, neutral décor, a hot press and access to the attic.



| **BEDROOM 1**

3.64m x 3.95m (11'9" x 12'9")

This spacious double bedroom has one large window overlooking the front of the property, original timber flooring, attractive neutral décor, one large radiator and one centre light piece.



| **BEDROOM 2**

3.99m x 3.96m (13'0" x 12'9")

Another large double bedroom has one large window overlooking the rear garden, original timber flooring, neutral décor, large radiator and centre light piece.



| **BEDROOM 3**

2.56m x 2.88m (8'3" x 9'4")

This bedroom has one window to the front, original timber flooring, neutral décor, large radiator and centre light piece.



| BATHROOM

1.62m x 2.42m (5'3" x 7'9")

The main bathroom features a Mira Sport electric shower, fitted over the bath, floor and wall tiling, extractor fan, one window to the rear and neutral décor.



| GARAGE

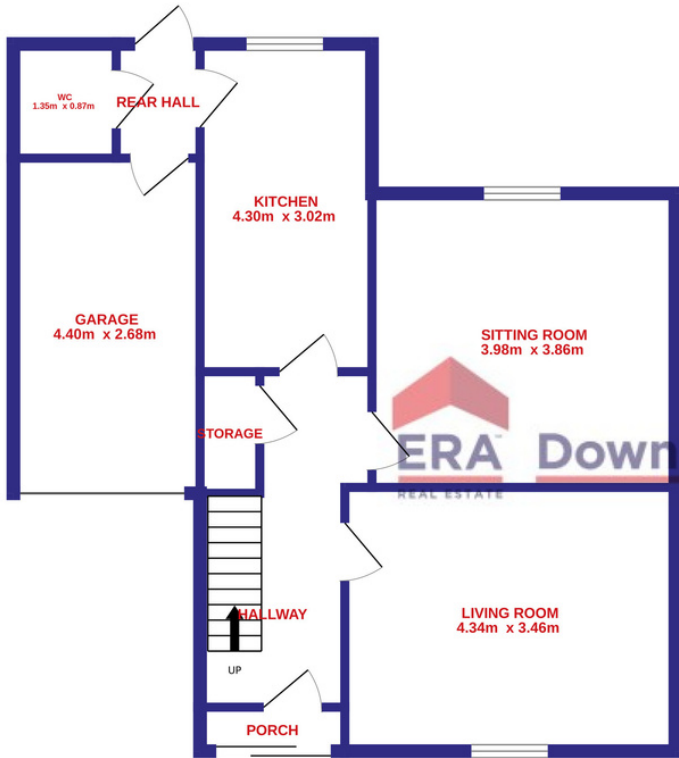
4.4m x 2.68m (14'4" x 8'7")

The garage has huge potential for conversion to further living space or a downstairs bedroom. At present it houses the newly fitted gas boiler and it acts as a utility/storage space with a washing machine and a dryer both plumbed and operating.

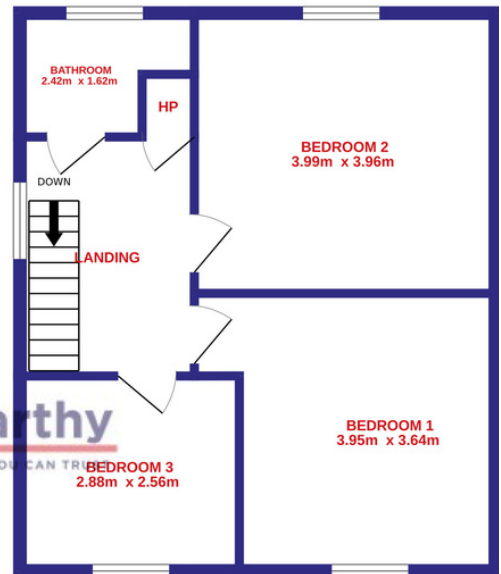


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



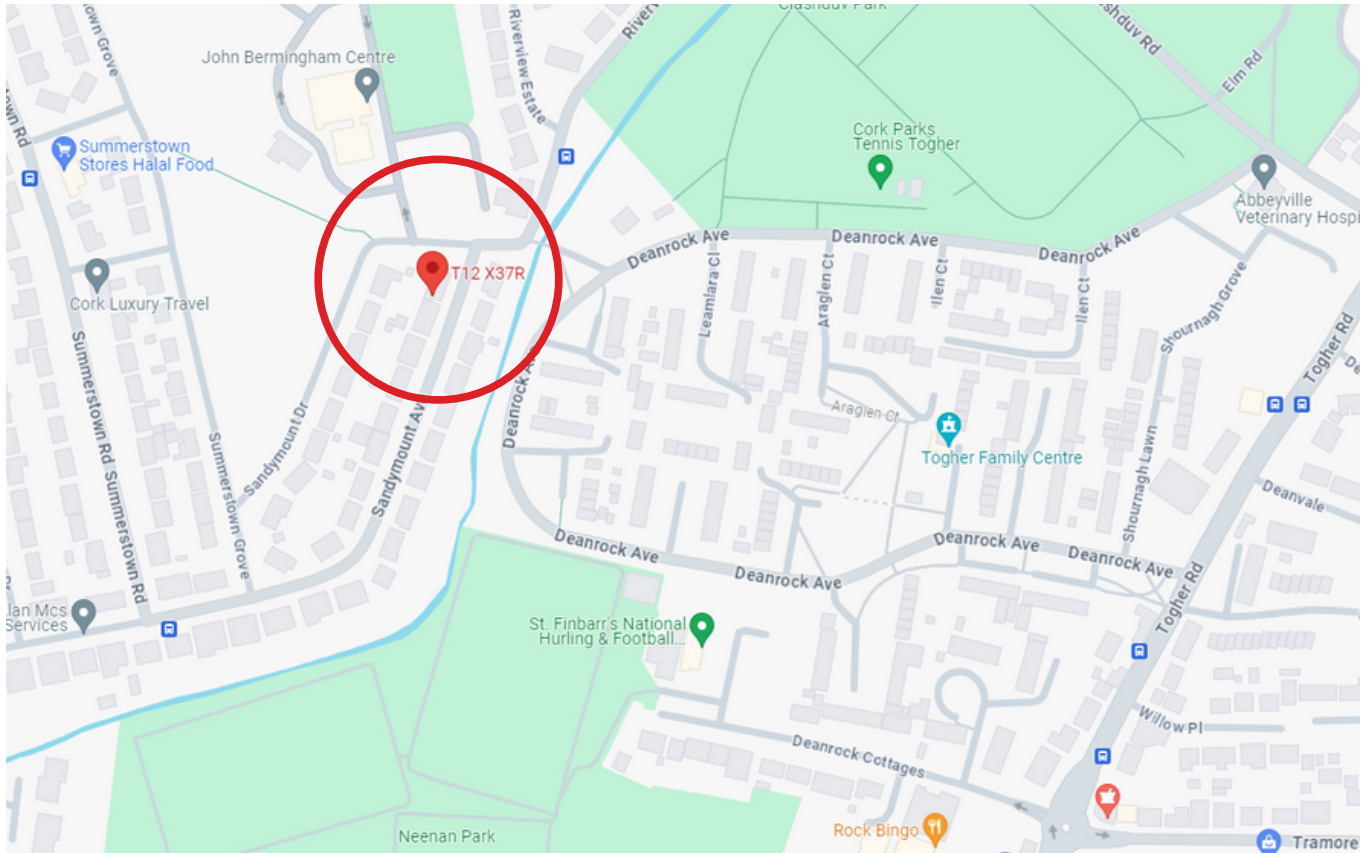
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TOTAL FLOOR AREA : 123.4 sq.m. approx.

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 X37R for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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