

## 14 The Glen, Greenvalley, Donnybrook, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb, three bedroom semi-detached property, that comes in turnkey condition, with the benefit of a west facing rear aspect whilst overlooking a large green area to the front. This is an exceptionally well located property, situated close to Douglas village which has a host of attractive bars, restaurants and shopping facilities all within easy access. It is also within minutes of the South Ring Road system and has easy access to Carrigaline and Cork Airport.

Accommodation consists of reception hallway, guest w.c, living room and a superb open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms, two en suite bathrooms and the main family bathroom.

**AMV: €350,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 86.33 Sq. M. / 929 Sq. Ft.
- Built in 2003
- BER C2
- Superb condition throughout
- Double glazed PVC windows
- Natural gas central heating
- Three bedrooms
- West facing rear aspect
- Beautifully landscaped rear garden with patio areas and a feature pond
- Barna shed fully plumbed for washing machine and tumble dryer
- Overlooking a green area to the front
- Ideal location close to Douglas village and all amenities
- On the 207 bus route

## | RECEPTION HALLWAY

5.65m x 1.89m (18'5" x 6'2")

A solid teak door with centre glass panelling allows access to the main reception hallway. The hallway has high quality tile flooring, centre light fitting, smoke alarm, fuse board, alarm control point, radiator, radiator cover, access to a storage unit under the stairs and a door to the guest w.c.



## | GUEST W.C

1.61m x 0.81m (5'2" x 2'6")

The guest w.c features a two piece suite, high quality tile flooring, one frosted window to the side and one centre light fitting.



## | LIVING ROOM

4.52m x 3.48m (14'8" x 11'4")

This spacious living room has a feature bay window to the front of the property, allowing extensive natural light to flood the area. The room has high quality carpet flooring, one centre light fitting, one radiator behind a radiator cover, a feature fireplace and attractive neutral décor.



## | OPEN PLAN KITCHEN/DINING

4.1m x 5.37m (13'4" x 17'6")

A superb open plan kitchen/dining area has one window overlooking the rear of the property and sliding glass doors allowing access to same. The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, plumbing for a dishwasher, a stainless steel sink, space for a freezer and an integrated oven/hob/extractor fan.



The room has tile flooring, one radiator, two light fittings, extensive dining space and attractive neutral décor.

The gas boiler is housed within this room.



## | STAIRS AND LANDING

3.45m x 1.87m (11'3" x 6'1")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side, attractive neutral décor, centre light fitting, smoke alarm, hot press which is shelved for storage and a Stira staircase allowing access to the attic.



## | BEDROOM 1

3.97m x 3.41m (13'0" x 11'1")

This spacious double bedroom has one window to the rear, original wooden flooring, large built-in wardrobe units for storage, centre light fitting and radiator. A door allows access to the en suite bathroom.



## | EN SUITE 1

0.78m x 2.17m (2'5" x 7'1")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Sport electric shower, floor and wall tiling, centre light fitting, wall-mounted light fitting, extractor fan and a storage unit.



## | BEDROOM 2

3.83m x 3.41m (12'5" x 11'1")

Another spacious double bedroom has one window to the front, original wooden flooring, centre light fitting and radiator. A door allows access to another en suite bathroom.



## | EN SUITE 2

0.8m x 2.66m (2'6" x 8'7")

This en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Elite SE electric shower, floor and wall tiling, centre light fitting, wall-mounted light fitting and an extractor fan.



## | BEDROOM 3

2.73m x 2.56m (8'9" x 8'3")

This bedroom has one window to the front, original wooden flooring, a built-in wardrobe unit for storage, neutral décor, centre light fitting and a radiator.



## | BATHROOM

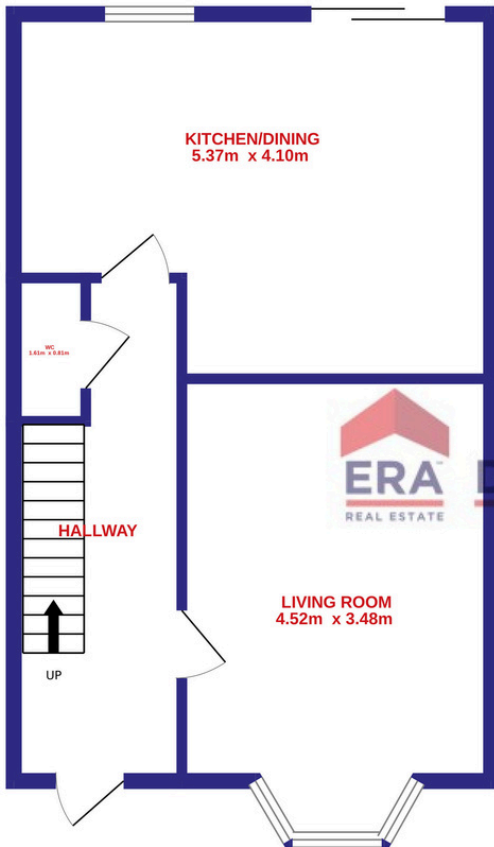
2.37m x 1.87m (7'7" x 6'1")

The main bathroom features a four piece suite including a Mira Elite SE electric shower fitted over the bath, wall tiling, lino flooring, attractive neutral décor, centre light fitting, wall-mounted light fitting and a frosted window to the rear.

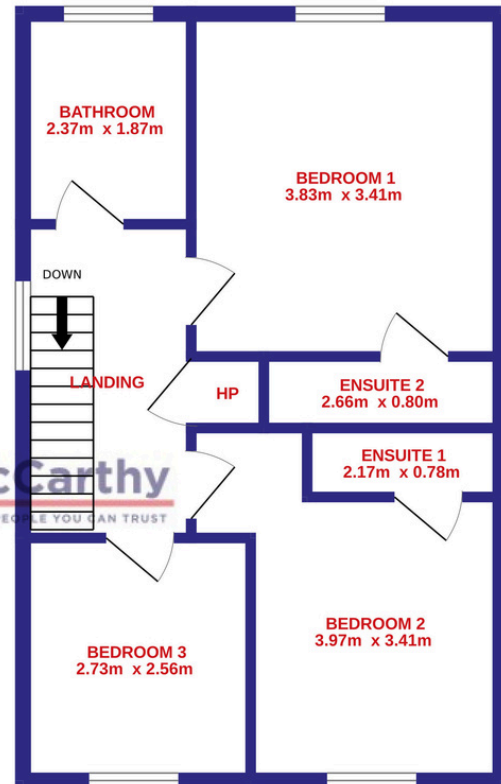


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



## | GARDENS AND EXTERIOR

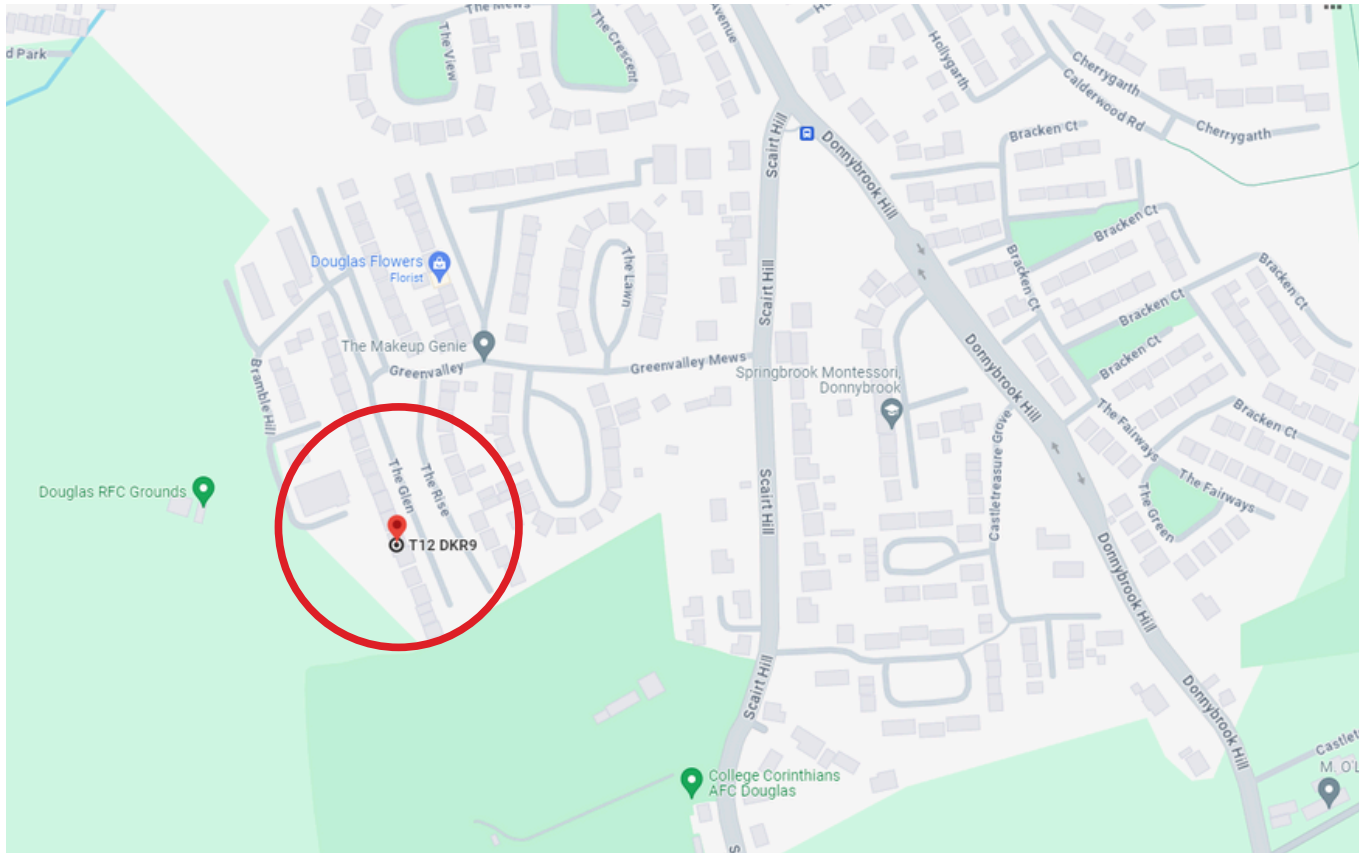


The front of the property is maintenance free and fully enclosed with block built walls. There is a driveway to facilitate off street parking.

The rear of the property offers a beautifully landscaped garden which is fully enclosed with fencing and block built walls. There is a patio which is ideal for summer entertaining, a sun lounger area and a feature pond. There is also a Barna shed which is fully plumbed for a washing machine and a tumble dryer.

## | DIRECTIONS

Please see Eircode T12 DKR9 for directions.



## | ALL ENQUIRIES TO:



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