

10 Glenthorn Road, Dublin Hill, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this truly magnificent, and beautifully presented three/four bedroom semi-detached property, which is ideally located in Glenthorn Road on Dublin Hill, within walking distance of Blackpool Shopping Centre and all local amenities. The property benefits from an extension to the side with spacious accommodation, most attractive decor, and maintenance free gardens to the front and rear. A superb family home, viewing comes highly recommended to appreciate what this fine property has to offer.

Accommodation includes reception hallway, living room, open plan kitchen/dining room, utility room, rear hall, guest w.c, and a versatile room that could be a home office/ playroom or bedroom no. 4 on the ground floor. Upstairs the property has three fine bedrooms and the main family bathroom.

AMV: €350,000

BER D2

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PSRA No. 002584

| FEATURES

- Approx. 114.9 Sq. M. / 1,237 Sq. Ft.
- Built in 1970 approx.
- BER D2
- Oil fired central heating
- Attractive décor throughout
- Three bedrooms upstairs
- Extension to the side of the property
- Fully enclosed rear garden
- Large shed ideal for storage or for use as a workshop
- Walking distance to Blackpool Shopping Centre and all amenities
- On the 207 and 207A bus routes
- Easy access to the N20 road network with routes to Blackpool, Blarney, Cork city centre
- Off street parking
- Ideal family home

| RECEPTION HALLWAY

5.13m x 1.82m (16'8" x 5'9")

A new composite front door with frosted glass panelling allows access into the main reception hallway. The welcoming hallway has high quality tile flooring, a picture window overlooking the front of the property, attractive décor and colour palette, centre light fitting with ceiling rose, attractive coving, under stair storage, a large radiator, and solid doors leading all rooms.



| LIVING ROOM

3.88m x 4.17m (12'7" x 13'6")

The spacious living room has a large window overlooking the front of the property, allowing extensive natural light to flow throughout. The room has high quality wooden flooring, a feature fireplace with stove insert, two large radiators, one centre light fitting with ceiling rose, two wall-mounted light fittings, and attractive décor throughout. A doorway allows access into the open plan kitchen/dining area.



| KITCHEN/DINING ROOM

3.44m x 6.13m (11'2" x 20'1")

The superb kitchen/dining area has two windows overlooking the rear garden, high quality tile flooring, two large radiators, extensive dining space, attractive décor, one centre light fitting, and three feature light fittings over the dining space. The kitchen features modern fitted units at eye and floor level with an extensive worktop counter and tile splashback, integrated oven/hob/extractor fan, a stainless steel sink, and a door allowing access to the utility room.



| UTILITY ROOM

3.17m x 2.38m (10'4" x 7'8")

The utility room has one window to the side of the property, fitted units at eye and floor level, extensive worktop counter, space for a fridge freezer, quality wooden flooring, radiator, and a door allowing access into the office/bedroom 4.



| HOME OFFICE/BEDROOM 4

5.47m x 2.38m (17'9" x 7'8")

Located on the ground floor, this beautiful versatile room could be used as a home office or additional downstairs bedroom if required. The room is dual aspect, with one large window overlooking the front of the property, and one window to the side, wooden flooring, attractive décor and colour palette, impressive timber panelling, a large radiator, and centre light fitting.



| REAR HALL

2.14m x 1.34m (7'0" x 4'3")

This rear hall has plumbing for a washing machine and dryer, fully tiled walls and floors, centre light fitting, a window to the side of the property, and a door allowing access to the rear garden. Another door allows access to the guest w.c.



| GUEST W.C

2.11m x 1.31m (6'9" x 4'2")

The guest w.c features a three piece suite including a built-in shower cubicle incorporating a Triton shower, a frosted window to the side of the property, fully tiled walls and floors, large radiator, centre light fitting, and attractive décor.



| STAIRS AND LANDING

3.13m x 1.81m (10'2" x 5'9")

An attractive solid wood staircase leads you to the first floor. The landing has timber flooring, one window to the side of the property, attractive décor, centre light fitting, and an access hatch to the attic.



| BEDROOM 1

3.97m x 3.52m (13'0" x 11'5")

This spacious double bedroom has one window overlooking the front of the property, wooden flooring, centre light fitting, attractive décor, built-in wardrobe units for storage, and a radiator.



| BEDROOM 2

2.94m x 3.6m (9'6" x 11'8")

Another spacious double bedroom has a window overlooking the rear of the property, quality wooden flooring, centre light fitting, attractive décor, built-in wardrobe units for storage, and a radiator.



| **BEDROOM 3**

2.85m x 2.52m (9'3" x 8'2")

This single bedroom has a window to the rear of the property, wooden flooring, centre light fitting, attractive décor, a built-in wardrobe unit for storage, and a radiator.



| **MAIN BATHROOM**

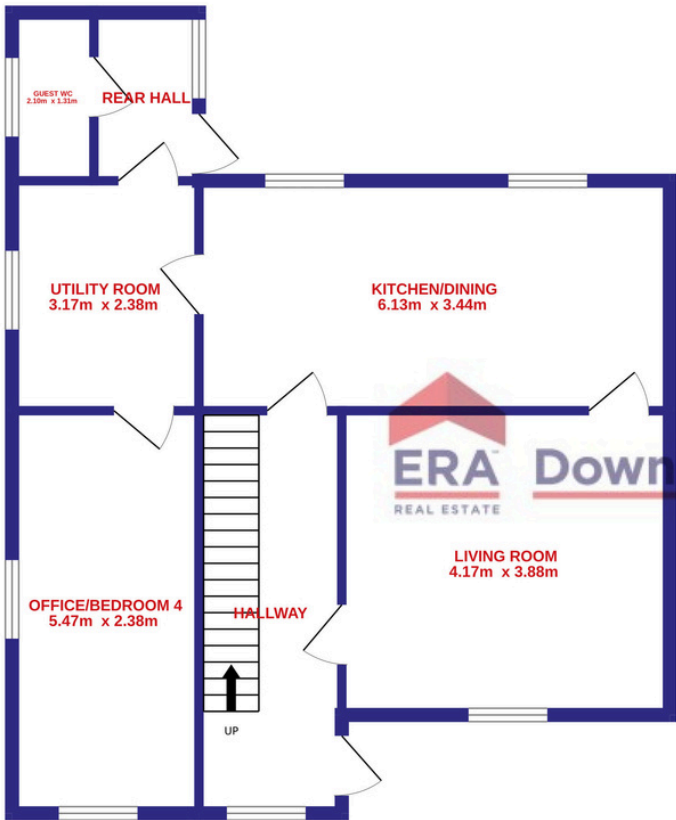
1.98m x 2.35m (6'4" x 7'7")

The main family bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton shower, one frosted window to the rear, fully tiled walls and floors, centre light fitting, radiator, and attractive décor.

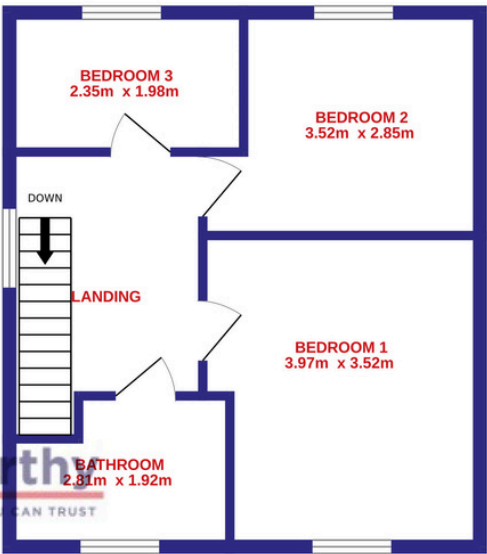


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



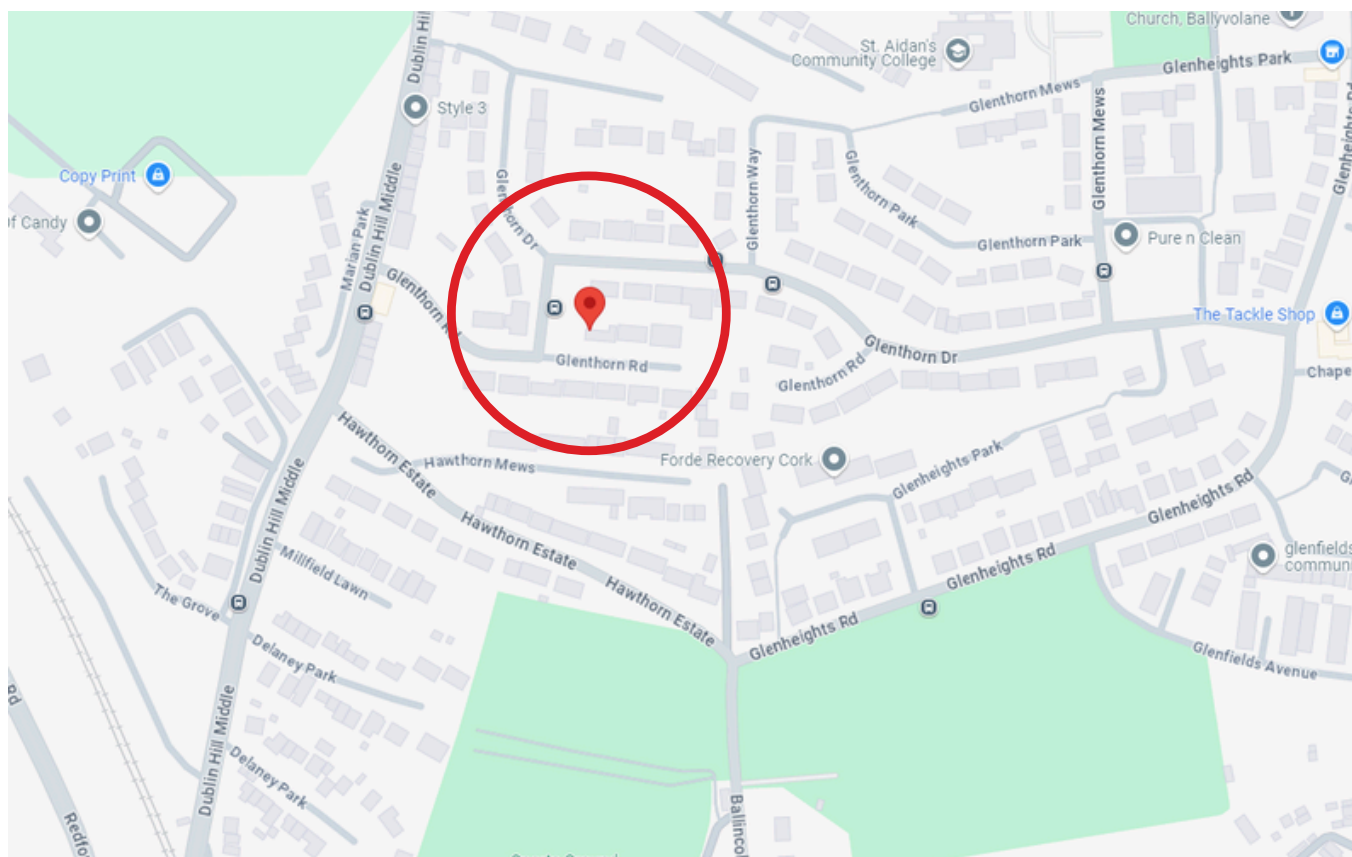
The front of the property is fully enclosed with block built walls and secure gates. There is a driveway to accommodate off street parking for one vehicle, and a fantastic landscaped garden area which is maintenance free with beautiful mature shrubs and plants abounding. A concrete footpath leads you to the front door.

A gate to the side of the property allows access to the rear.

The rear of the property is fully enclosed to all sides with block built walls. The area is maintenance free, and there are steps which lead to a large shed which is ideal for storage or for use as a workshop. The oil tank is also housed here.

| DIRECTIONS

Please see Eircode T23 C3K4 for directions.



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