

23 Summerstown Drive, Glasheen, Wilton, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this spacious three/four bedroom semi-detached property, ideally located in the sought after location of Summerstown Drive, Wilton, Cork. The property is situated within walking distance of an abundance of amenities and services including the Wilton Shopping Centre, Cork University Hospital, churches, schools and bus routes. The property benefits from a favourable west facing rear aspect ensuring sunlight is in the properties spacious rear garden from early afternoon to late evening, and a substantial converted garage offering the occupiers an extra dimension of living accommodation to serve a multitude of uses.

Accommodation consists of a reception hallway, living room, family/dining room, kitchen, utility, downstairs shower room and a converted garage which will lend itself to a number of uses. Upstairs the property offers two large double bedrooms, a spacious single bedroom and a main family bathroom.

AMV: €350,000

BER F

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PSRA No. 002584

| FEATURES

- Approx. 132.98 Sq. M. / 1,431 Sq. Ft.
- Built in 1964
- BER F with potential to reach B1
- Fully enclosed rear garden with west facing rear aspect
- Mature sought after address close to all local amenities
- 2 minutes' walk to CUH/CUMH and Wilton Shopping Centre
- Located on the 214, 216 and 208 bus routes
- Easy access to the N40 road network
- Oil fired central heating
- Double glazed PVC windows
- Three spacious bedrooms and a converted garage with an abundance of potential

| RECEPTION HALLWAY

4.23m x 2.14m (13'8" x 7'0")

A sliding door allows access to a teak front door with glass side panelling, which in turn leads you through to the reception hallway. The hallway has carpet flooring, neutral décor, one radiator and under stair storage. There is one power point, one centre light piece, an alarm control point, and a smoke alarm.



| LIVING ROOM

3.4m x 4.4m (11'1" x 14'4")

The spacious living room has a large window to the front of the property, flooding the area with extensive natural light. The room has carpet flooring, one centre light piece, a feature marble fireplace, one large radiator and five power points.



| FAMILY ROOM

3.68m x 3.7m (12'0" x 12'1")

The family room has a sliding glass PVC door allowing access to the rear garden. The room has carpet flooring, one centre light piece, neutral décor, a feature ornate fireplace with built-in storage and display units. There is one large radiator, and four power points.



| KITCHEN/DINING

5.08m x 2.84m (16'6" x 9'3")

The spacious kitchen/dining area features solid fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The kitchen includes a stainless steel sink, plumbing for a washing machine and dishwasher, space for a fridge freezer and an oven and hob, and four power points. The room has vinyl flooring, one centre light piece, ample power points, one large radiator, space for a dining table, and one window to the rear of the property.



| UTILITY ROOM

3.74m x 2.3m (12'2" x 7'5")

Located off the kitchen/dining area, the utility room has vinyl flooring and sliding glass doors to the side of the property. There is one centre light piece, one radiator, four power points, and a door allowing access to the shower room.



| SHOWER ROOM

1.18m x 2.26m (3'8" x 7'4")

The shower room features a three piece suite including a corner shower cubicle incorporating a Triton T80si electric shower. The area has tile flooring, a tiled splashback, one frosted window to the rear of the property, one centre light piece, and one radiator.



| STUDY/BEDROOM 4

4.5m x 2.3m (14'7" x 7'5")

This versatile dual aspect room has one window to the front of the property, and one window to the side. The room has carpet flooring, one centre light piece, one large radiator, neutral décor, and six power points.



| STAIRS AND LANDING

2.52m x 2.29m (8'2" x 7'5")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light piece and neutral décor.



| BEDROOM 1

3.65m x 4.35m (11'9" x 14'2")

This spacious double bedroom has one large window to the rear of the property with carpet flooring, one centre light piece, one large radiator, and four power points.



| BEDROOM 2

3.53m x 3.43m (11'5" x 11'2")

A large double bedroom has one window to the front of the property with carpet flooring, one centre light piece, one radiator, and four power points.



| **BEDROOM 3**

2.45m x 3.44m (8'0" x 11'2")

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



| **FAMILY BATHROOM**

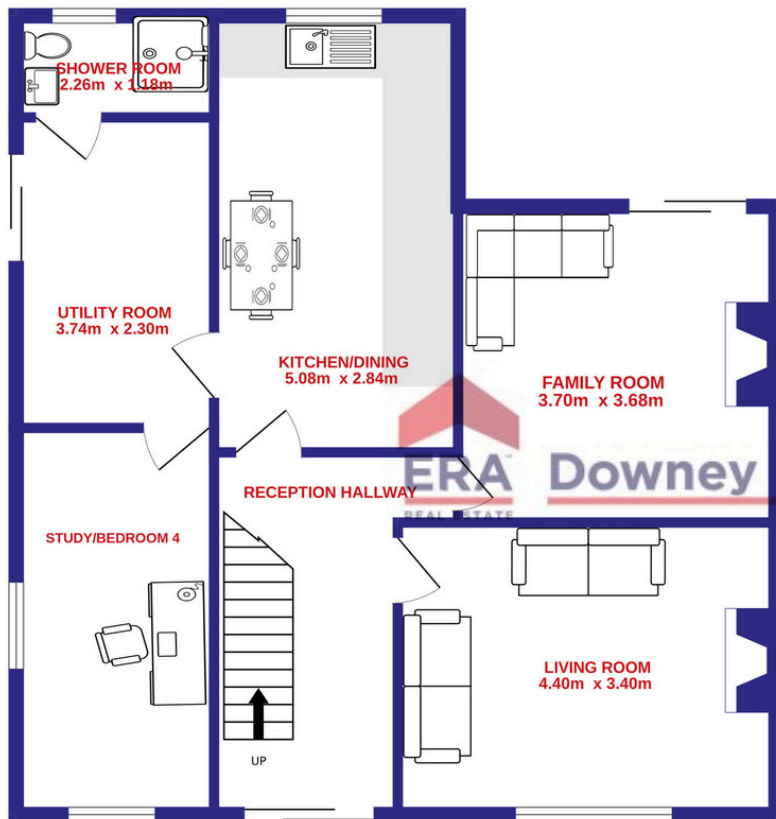
2.64m x 2.28m (8'6" x 7'4")

The main family bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath. There is wall tiling, vinyl flooring, one centre light piece, one radiator, and a frosted window to the rear of the property. Access to the attic can be gained from here, and there is a hot press which is shelved for storage located within the room.

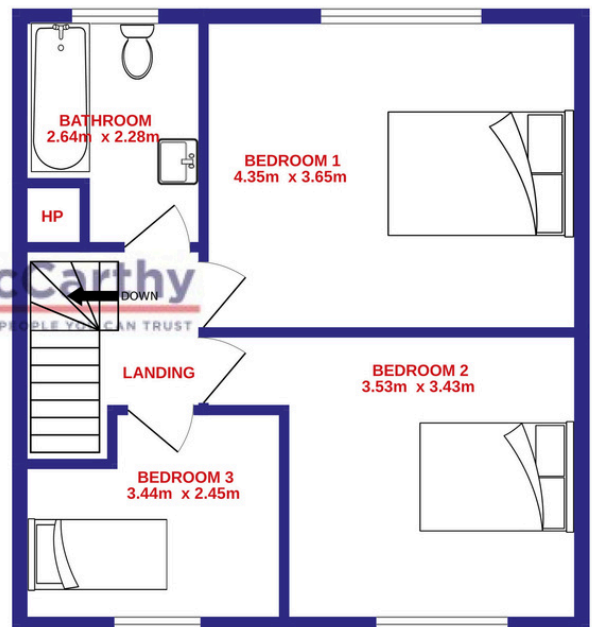


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

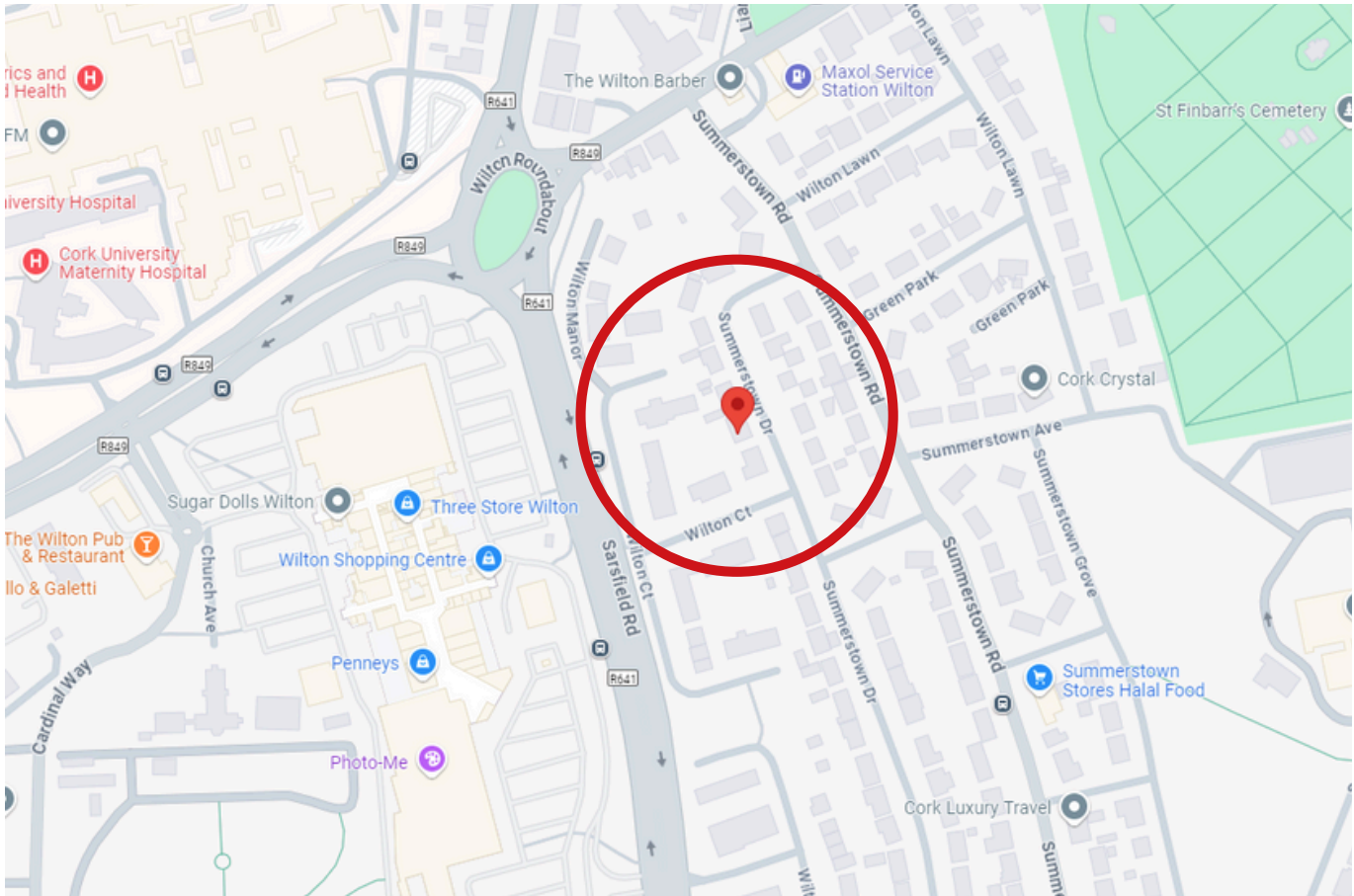


The front of the property offers a tarmacadam driveway which will facilitate off street parking for two to three cars. The front garden is planted with mature shrubs and plants. A secure gate allows access to the rear of the property.

The rear of the property is fully enclosed to all sides with trees offering a high level of privacy. There is a shed and patio area leading from the family room which benefits from a west facing aspect. The garden area is laid to lawn.

| DIRECTIONS

Please see Eircode T12 VX7H for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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