

## 9 Clonard Lawn, Grenagh, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this immaculately presented three bedroom semi-detached home, located in the lovely countryside village of Grenagh. The property is within easy access of the Mallow road, just off the N20, with routes to Blarney, Blackpool, and Cork city centre.

Accommodation consists of reception hallway, living room, family room, kitchen/dining room, and utility room on the ground floor. Upstairs the property offers three spacious bedrooms, master bedroom en suite, and the main family bathroom.

**AMV: €350,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 115.52 Sq. M. / 1,243 Sq. Ft.
- Built in 1999 approx.
- BER C1
- Oil fired central heating
- Pristine condition throughout
- Three bedrooms
- Superb rear garden which is fully enclosed
- Very private, not overlooked to the rear
- Overlooking a green area to the front
- Easy access to N20 road network
- 15 minutes' drive to Blarney and Mallow
- 20 minutes' drive to Cork city centre
- Tranquil countryside location

## | RECEPTION HALLWAY

4.87m x 1.74m (15'9" x 5'7")

A new composite material front door with frosted glass centre panelling allows access into the main reception hallway. The welcoming hallway has attractive neutral décor, high quality tile flooring, one centre light fitting, an electrical board, a large radiator behind a radiator cover, and solid doors lead to all rooms.



## | LIVING ROOM

5.32m x 3.4m (17'4" x 11'1")

The superb main living room has one large bay window to the front of the property, allowing extensive natural light to fill the area. The living room features high quality décor, wooden flooring, built-in feature fireplace with marble surround, and one centre light fitting.





## | FAMILY ROOM

4.42m x 2.8m (14'5" x 9'1")

This versatile room is bright and spacious with one large window overlooking the front of the property, and another window to the side. The family room has wooden flooring, recessed spot lighting, and a feature fireplace.



## | OPEN PLAN

### KITCHEN/DINING ROOM

3.66m x 6.76m (12'0" x 22'1")

The spacious kitchen/dining area features one window overlooking the rear of the property, and sliding glass doors allowing access to the super decking area. There are solid fitted units at eye and floor level with extensive worktop counter, integrated oven/hob/extractor fan, stainless steel sink, plumbing for a dishwasher, integrated fridge freezer, high quality tile flooring, two light fittings, one large radiator, extensive dining space, and attractive neutral décor. A door from here allows access to the utility room.



## | UTILITY ROOM

3.65m x 1.7m (11'9" x 5'5")

The utility room has one window to the rear of the property, and a PVC door with frosted glass panelling allowing access out to the side. The room has a continuation of the tile flooring, plumbing for a washing machine, a second stainless steel sink, space for a large fridge freezer, space for a tumble dryer, and one radiator.



## | STAIRS AND LANDING

3.33m x 1.88m (10'9" x 6'1")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is access to a hot press, and solid doors lead to all rooms.



## | BEDROOM 1

3.9m x 3.32m (12'7" x 10'8")

This spacious double bedroom has one window overlooking the rear, high quality timber flooring, built-in wardrobe unit for storage, recessed spot lighting, neutral décor and one radiator. A door allows access to the en suite bathroom.





## | EN SUITE

0.88m x 2.59m (2'8" x 8'4")

The en suite features a three piece suite, including a built-in shower cubicle incorporating a Triton T80 electric shower, fully tiled walls and floors, recessed spot lighting, and attractive neutral décor.



## | BEDROOM 2

3.86m x 2.76m (12'6" x 9'0")

Another double bedroom that has one window overlooking the front of the property, high quality timber flooring, radiator and recessed spot lighting.



## | BEDROOM 3

3.68m x 2.44m (12'0" x 8'0")

Currently in use as a home office, this bedroom has one window to the front of the property, high quality timber flooring, radiator, and centre light fitting.



## | MAIN BATHROOM

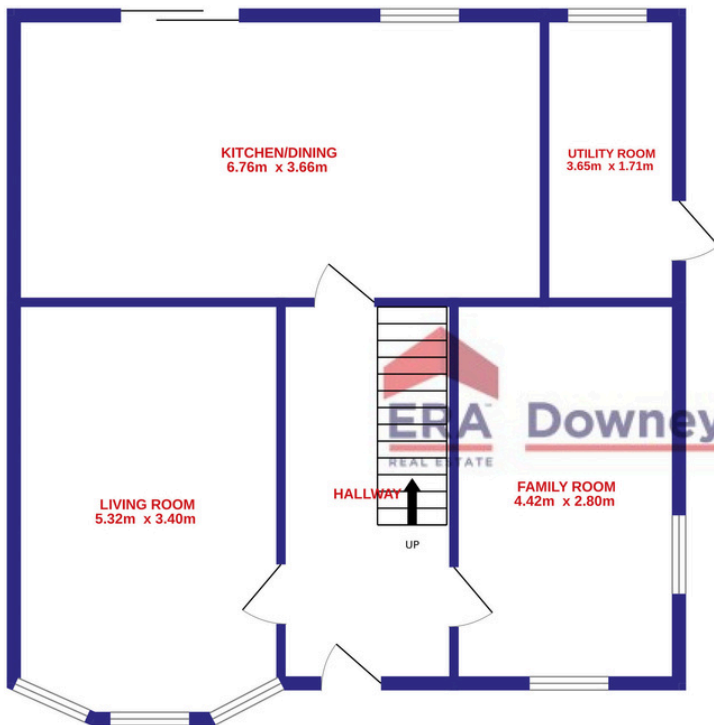
2.41m x 1.86m (7'9" x 6'1")

The main family bathroom features a three piece suite including a superb Jacuzzi bath, floor and wall tiling, recessed spot lighting, radiator, neutral décor, access hatch to the attic, and a frosted window to the rear.

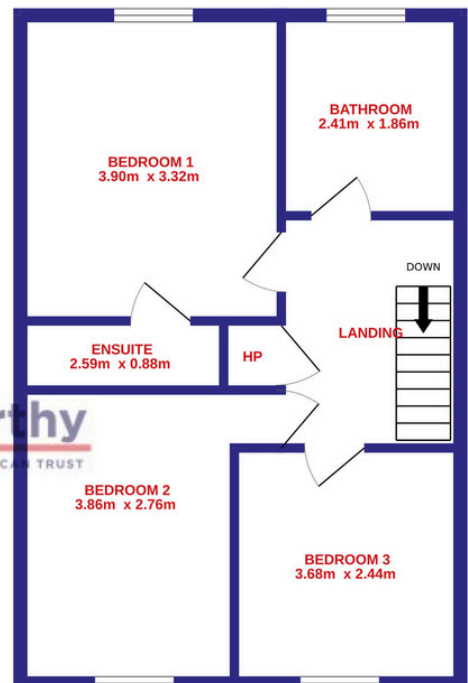


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR





## | GARDENS AND EXTERIOR

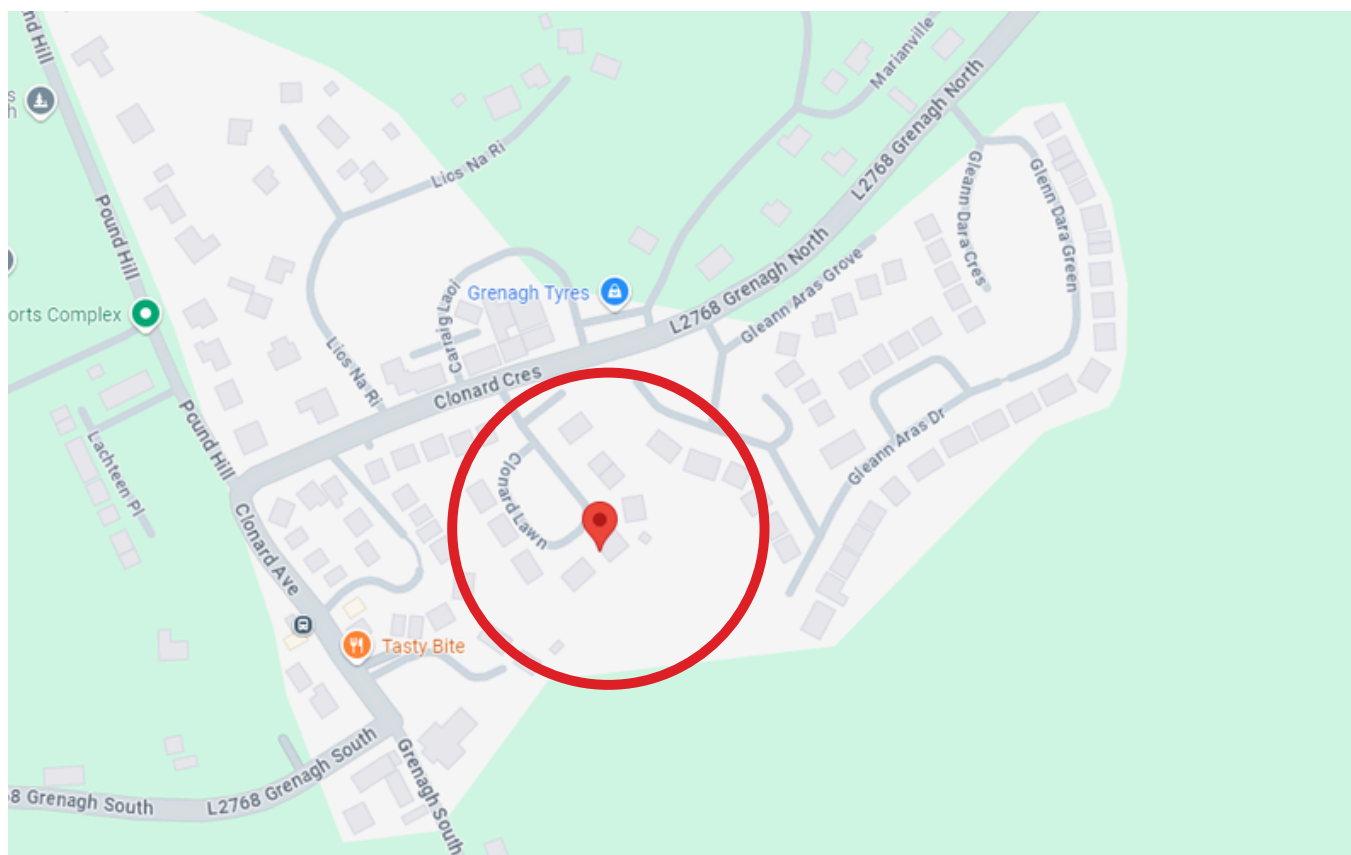


The front of the property has a driveway to accommodate off street parking and a well-manicured garden area which is laid to lawn, with mature shrubs and plants abounding. A concrete footpath leads to the front door.

The rear of the property is fully enclosed and not overlooked as it borders the countryside. The area boasts an attractive timber decking area, and a garden which is laid to lawn. A Barna shed is included as part of the sale, and the oil tank is also located here.

## | DIRECTIONS

Please see Eircode T23 RR25 or directions.



## | ALL ENQUIRIES TO:



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