

53 Ros Ard, Upper Glanmire, Glanmire, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented two bedroom detached bungalow, ideally located in the quiet and mature residential development of Ros Ard, in Upper Glanmire, Cork. This property has been very well maintained with great care and attention and it has been finished with a range of high quality fixtures and fittings throughout, and now comes to the market in turn key condition.

Accommodation within the property consists of reception hallway, an open plan kitchen/dining/living area, rear hall, two spacious double bedrooms, and the bathroom. There is also a fine attic with this property that offers huge potential for conversion to office/storage space or further bedrooms subject to planning permission.

AMV: €295,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

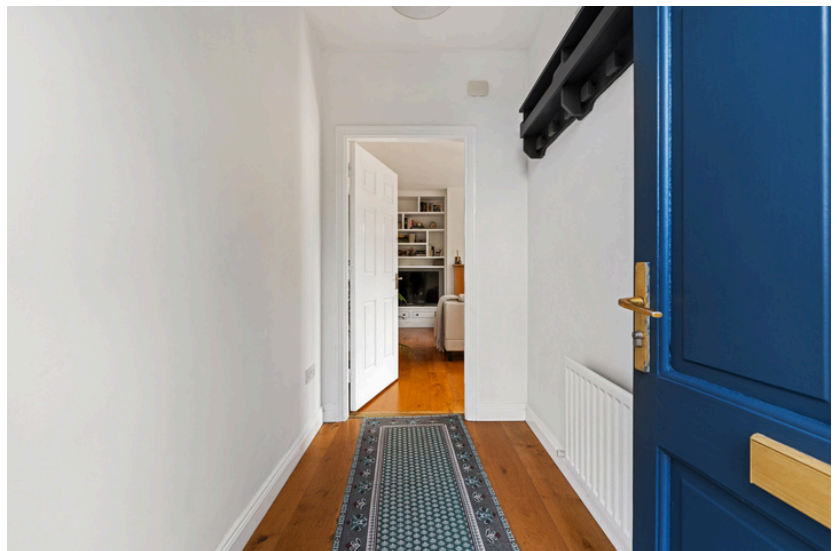
| FEATURES

- Beautifully presented detached home
- Approx. 65 Sq. M. / 700 Sq. Ft.
- Built in 2006 approx.
- BER C2
- Natural gas central heating
- Double glazed PVC windows
- Two double bedrooms
- Superb open plan kitchen/dining/living area
- South facing courtyard area
- Maintenance free exterior
- Quiet and mature location
- Easy access to Glanmire and all amenities
- 15 minutes' drive to Cork city centre
- Direct pedestrian link to future BusConnects terminal at Ros Ard, ensuring excellent connectivity
- Ideal first time buy/investment property

| RECEPTION HALLWAY

2.51m x 1.47m (8'2" x 4'8")

A solid teak door allows access into the reception hallway. The hallway has attractive neutral décor, centre light fitting, an alarm control point, radiator, access to the electrical board, and high quality wooden flooring. A solid door from here leads you through to the living room.



| KITCHEN/DINING/LIVING ROOM

7.08m x 4.34m (23'2" x 14'2")

This is a superb and bright open plan room which has two windows overlooking the rear courtyard, flooding the area with natural light, and double glass doors allow access to same. The living/dining area has a feature fireplace with stove insert, a most impressive built-in display unit, centre light fitting, radiator, plenty of space for a suite of furniture, and high quality wooden flooring.



The dual aspect kitchen features solid fitted units at eye and floor level with worktop counter, tile splashback, integrated oven/hob/extractor fan, integrated fridge freezer, a stainless steel sink, and space for a washing machine. The kitchen has attractive neutral décor, a centre light fitting, recessed spot lighting, and tiled flooring. There is one window to the front of the property, one window to the side, and the gas boiler is housed within the kitchen area.



| REAR HALL

1.81m x 2.49m (5'9" x 8'1")

The rear hallway has attractive neutral décor, high quality timber flooring, one radiator, one centre light fitting, and access to a hot press.



| BEDROOM 1

2.83m x 5.11m (9'2" x 16'7")

This spacious double bedroom has two windows to the front of the property, which fills the room with extensive natural light. The area has quality wooden flooring, attractive neutral décor, centre light fitting, large radiator, and built-in wardrobe units for storage.



| BEDROOM 2

3.97m x 2.5m (13'0" x 8'2")

This double bedroom has one window to the side of the property, wooden flooring, attractive neutral décor, centre light fitting, wall-mounted light fitting, radiator, and built-in wardrobe units for storage.



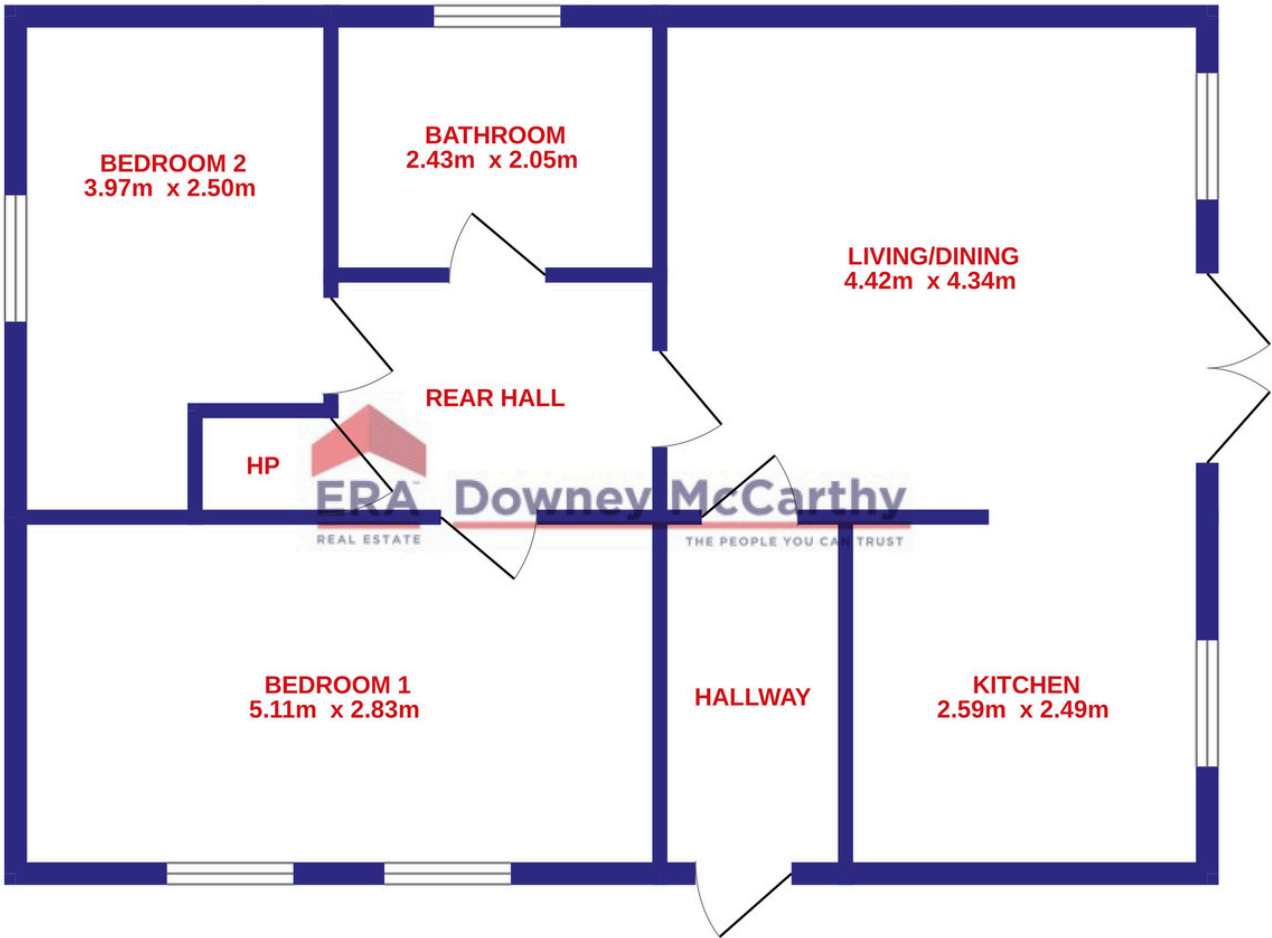
| BATHROOM

2.05m x 2.43m (6'7" x 7'9")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T80 electric shower, a frosted window to the rear, tiled flooring, centre light fitting, a heated towel rail, and attractive décor.



| FLOOR PLAN



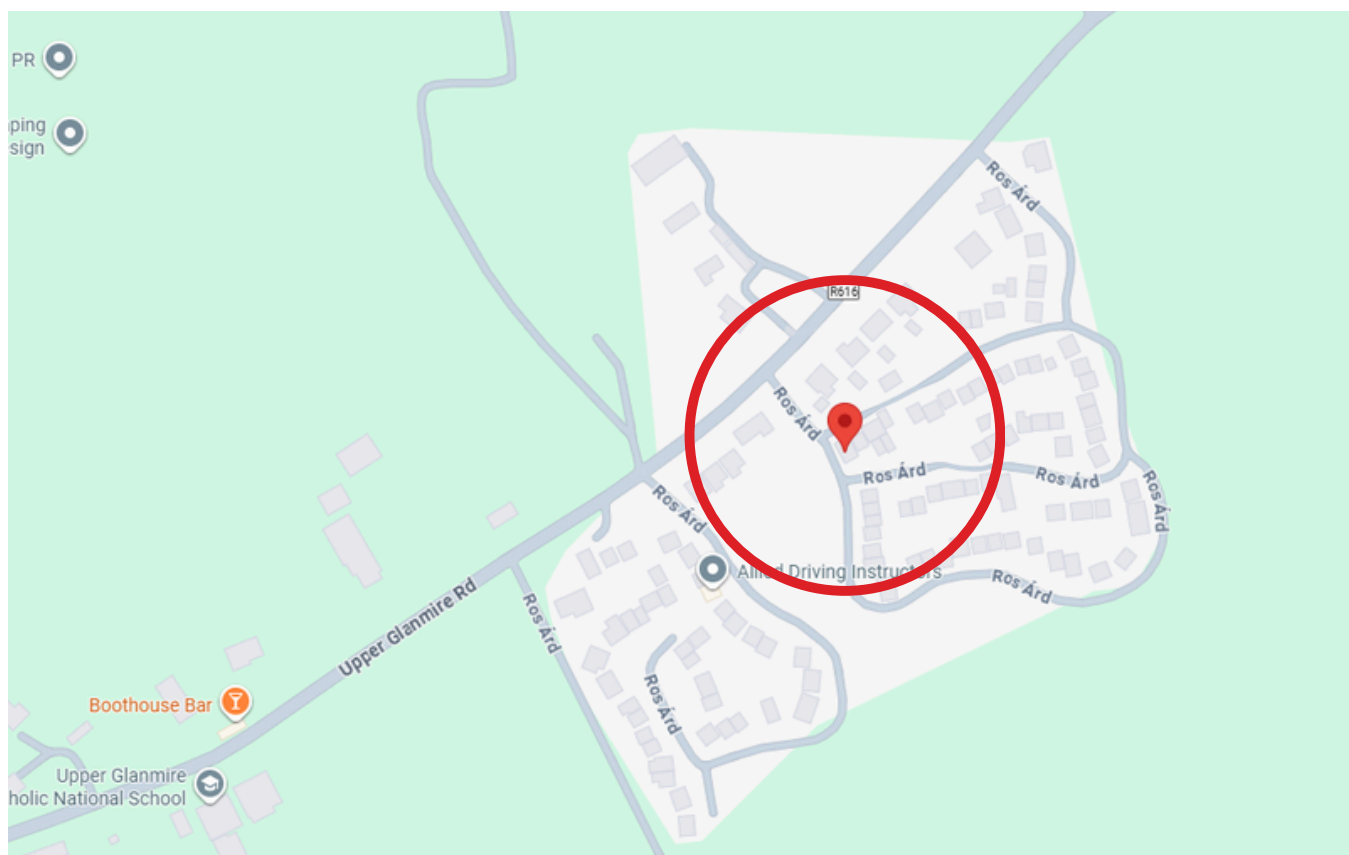
| GARDENS AND EXTERIOR



The property offers an enclosed courtyard area which is maintenance free, and there is a block built shed which is ideal for storage. The courtyard can be accessed via a secure gate to the side of the property.

| DIRECTIONS

Please see Eircode T23 EE93 for directions.



| ALL ENQUIRIES TO:



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