ERA REAL ESTATE

Downey McCarthy

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The Glen, Meadowlands, Upper Rochestown, Rochestown, Cork

Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned four bedroom detached family home situated on a picture perfect, immaculately maintained, 1/3 acre site located within minutes from Douglas Village and the N40 road network. The property offers the new owner a blank canvas to create their dream family home by simply converting the properties substantial attic space to additional living space or by reconfiguring and extending the property.

Accommodation consists of a reception hallway, living room, main hallway, lounge, open plan kitchen/dining area, utility room, four spacious bedrooms, and a recently modernised shower room.

AMV: €545,000

BER E2

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PSRA No. 002584

| FEATURES

- Superb family residence on a private 1/3 acre site
- Substantial floored attic space with potential to convert for additional living space (Subject to FPP)
- Approx. 124.8 Sq. M. / 1,343 Sq. Ft.
- Built approx. 1975
- BER E2 with potential to increase to B1
- Four spacious bedrooms
- Recently modernised shower room
- Easy access to Douglas Village, Ringaskiddy, Mahon Point, Little Island & Cork City Centre via the N40 road network
- Services- Mains water & private septic tank

| RECEPTION HALLWAY

A teak door with attractive stain glass centre panelling allows access to the main reception hallway. The hallway has parquet timber flooring, neutral décor, one radiator, and one wall-mounted light piece. Steps from here lead down to the main living room.

| LIVING ROOM

6m x 3.92m (19'6" x 12'8")

A superb, sun soaked, triple aspect main living room has one window and door to the rear of the property, one large window to the side, and one window to the front, all including curtain rails and curtains. The room has parquet timber flooring, an open fireplace, one centre light piece, one large radiator, six power points, and two television points.

| MAIN HALLWAY

6.24m x 5.56m (20'4" x 18'2")

An L-shaped main hallway features carpet flooring throughout. The area has one centre light piece, two power points, one telephone point, and a Stira staircase allows access to the attic. Located off this main hallway, there is access to the lounge, bedrooms, and shower room.

| LOUNGE

3.67m x 3.93m (12'0" x 12'8")

This versatile second living area has one window the rear of the property, carpet flooring and an open fireplace. There is one centre light piece, timber panelled ceiling, six power points, one radiator, one television point, and an open arch allows access to the L-shaped kitchen/dining area.

| OPEN PLAN KITCHEN/DINING

8.54m x 3.2m (28'0" x 10'4")

This dual aspect kitchen/dining area has one window to the side of the property, and one window to the rear. The area has tile flooring, and modern fitted units at eye and floor level finished in a Prague ivory colour scheme with extensive worktop counter space and tile splashback. The kitchen includes a stainless steel bowl and a half sink, plumbing for a dishwasher, and an integrated double oven/hob/extractor fan.

The area has a timber panelled ceiling, one centre light piece, one large radiator, and ten power points. A door from the room allows access to the utility room.

| UTILITY ROOM

1.04m x 3m (3'4" x 9'8")

The utility area has tile flooring, plumbing for a washing machine, space for a dryer and extensive wall-mounted shelving. There is one centre light piece, two power points, one window overlooking the rear of the property, and a teak door with glass panelling allowing access to same.

| BEDROOM 1

3.32m x 4.3m (10'8" x 14'1")

A spacious double bedroom has one window to the front of the property, including a net blind, a curtain rail, and curtains. The room has carpet flooring and an impressive array of Sliderobe fitted units. There is one centre light piece, one radiator, six power points, two telephone points, and one television point.

| BEDROOM 2
3.03m x 3m (9'9" x 9'8")

A large double bedroom has one window to the side of the property, including a net blind. The room has carpet flooring, one radiator, and four power points.

| BEDROOM 3
2.42m x 3m (13'5" x 9'8")

This double bedroom has one window to the side of the property, including a roller blind, a curtain rail, and curtains. The room has carpet flooring, one centre light piece, one radiator, and four power points.

| BEDROOM 4
3.32m x 2m (10'8" x 6'5")

This generous sized single bedroom has one window to the front of the property, including a net blind, a curtain rail, and curtains. The room has carpet flooring, one centre light piece, wall-mounted shelving, one radiator, and two power points.

| SHOWER ROOM

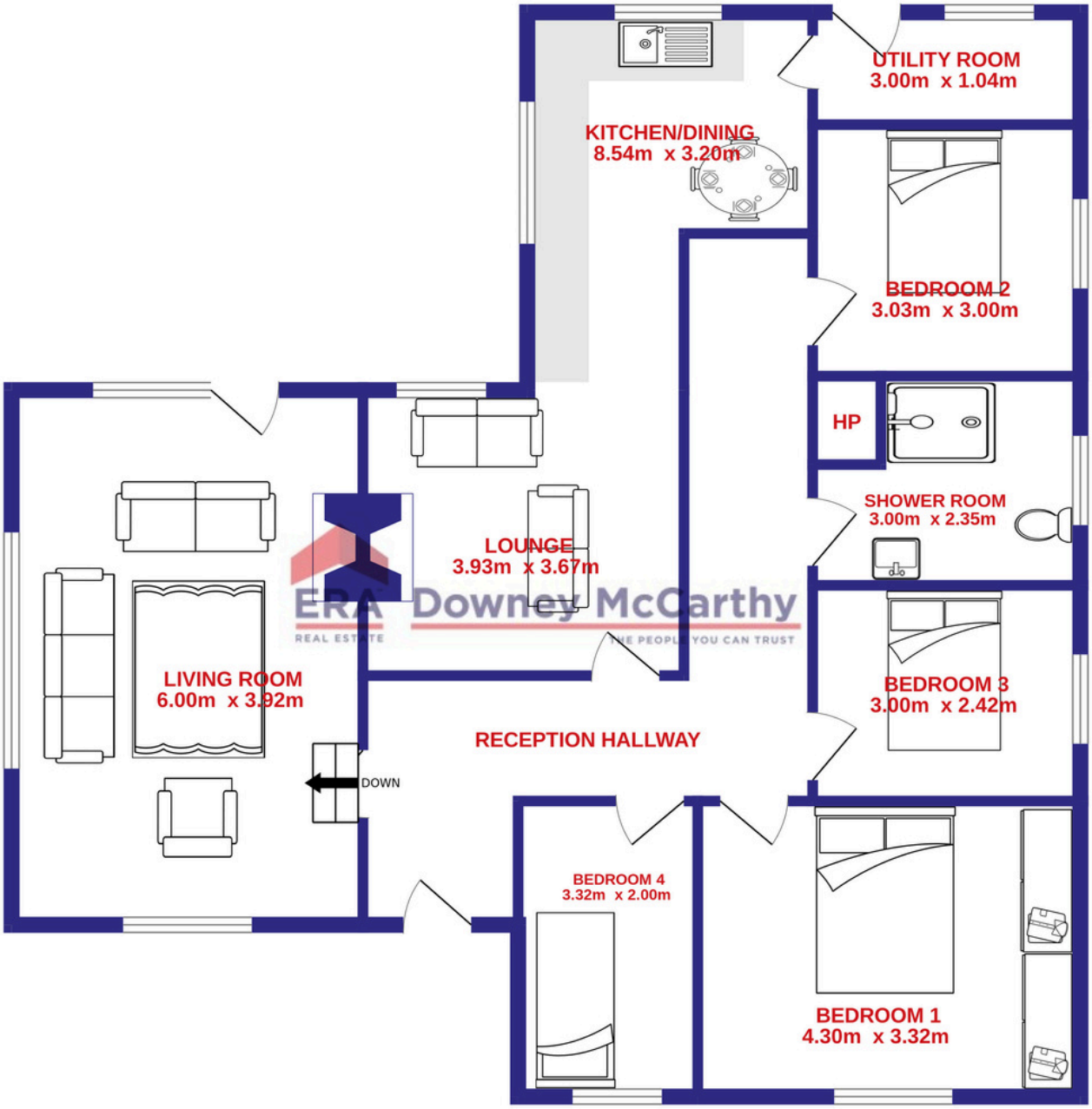
2.35m x 3m (7'7" x 9'8")

A recently modernised shower room features a three piece suite including a double walk-in shower. There is impressive modern tiling throughout, one window to the side of the property with a roller blind, one centre light piece, one wall-mounted light piece, integrated storage and a large stainless steel heated towel rail. Access to a shelved hot press area which is gained from the room.

| ATTIC

A Stira staircase from the main hallway allows access to the attic. This substantial attic space with will lend itself for further extension of the properties accommodation if required. The area is partly floored, has one window to the side of the property and is currently used for storage purposes.

| FLOOR PLAN


UTILITY ROOM
3.00m x 1.04m
KITCHEN/DINING
8.54m x 3.20m
BEDROOM 2
3.03m x 3.00m
HP
SHOWER ROOM
3.00m x 2.35m
LOUNGE
3.93m x 3.67m
LIVING ROOM
6.00m x 3.92m
BEDROOM 3
3.00m x 2.42m
RECEPTION HALLWAY
DOWN
BEDROOM 4
3.32m x 2.00m
BEDROOM 1
4.30m x 3.32m

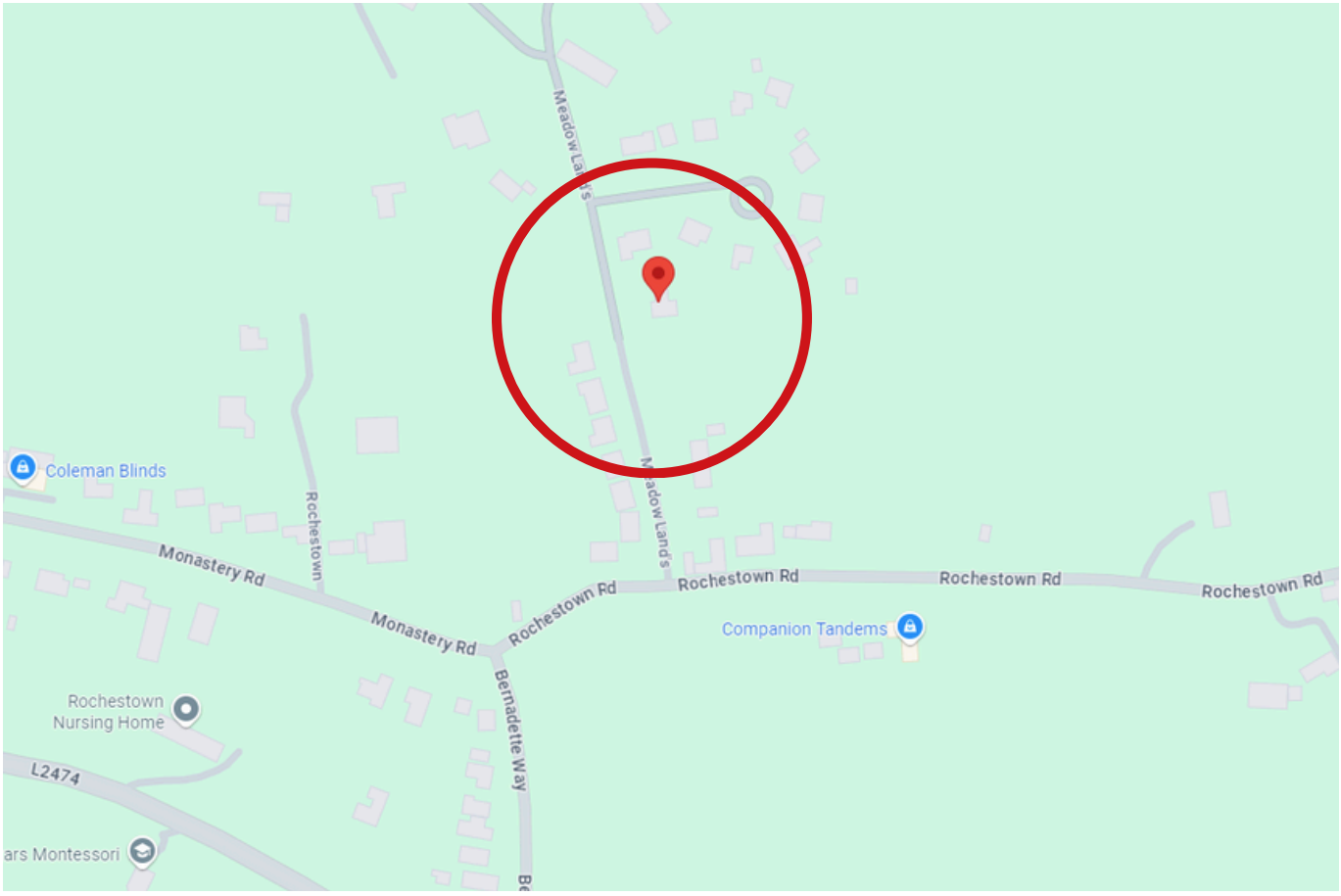
| GARDENS AND EXTERIOR

The front of the property is fully enclosed with block built walls and offers a large driveway offering off street parking for 5-6 cars. The property has a large front lawn with a scattering of mature trees and shrubs

The rear of the property offers a spacious rear garden which is laid to lawn and surrounded by mature hedges.

| DIRECTIONS

Please see Eircode T12 DHD1 for directions.



| ALL ENQUIRIES TO:

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