

47 Heathervue, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb three bedroom townhouse in the much sought after residential development of Heathervue, Glanmire. The property benefits from a south-west facing rear garden, its positioning within a quiet cul-de-sac and its location within walking distance from all essential amenities to include primary and secondary level schools, Hazelwood Shopping Centre, parks and sports facilities. The property, which is presented in excellent overall condition offers superb living accommodation and well proportioned bedrooms.

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

AMV: €315,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

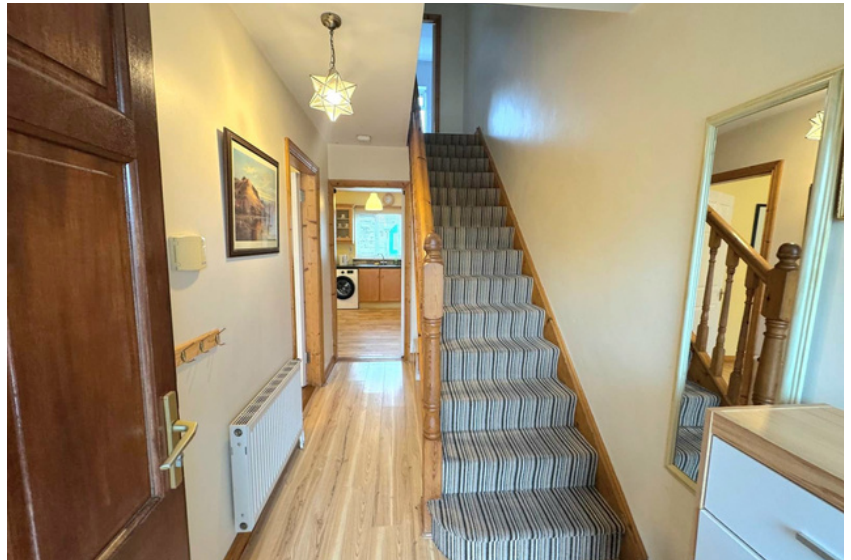
| FEATURES

- Approx. 86.37 Sq. M. / 930 Sq. Ft.
- Built in 2000
- BER C2
- Sunny south-west facing rear garden
- Excellently positioned within a quiet cul-de-sac
- Gas fired central heating / Double glazed PVC windows
- Three spacious bedrooms
- Sought-after development close to all amenities in Glanmire
- On the 31, 214, and 245 bus routes
- Ideal first time buy/downsize property

| RECEPTION HALLWAY

3.86m x 1.8m (12'6" x 5'9")

An open porch allows access to a teak door with glass side panelling, leading to the main reception hallway. The bright and spacious reception hallway has laminate timber flooring, attractive décor, one centre light piece, and one large radiator. The area has an alarm control point, one telephone point, four power points, and access to under stair storage.



| LIVING ROOM

4.35m x 3.58m (14'2" x 11'7")

A superb main living room has a feature bay window to the front of the property, including Venetian blinds. The room has high quality laminate timber flooring, covings around the ceiling and centre light piece, an open fireplace with electric insert, six power points, one television point, one telephone point, and one radiator.



| KITCHEN/DINING

3.56m x 5.46m (11'6" x 17'9")

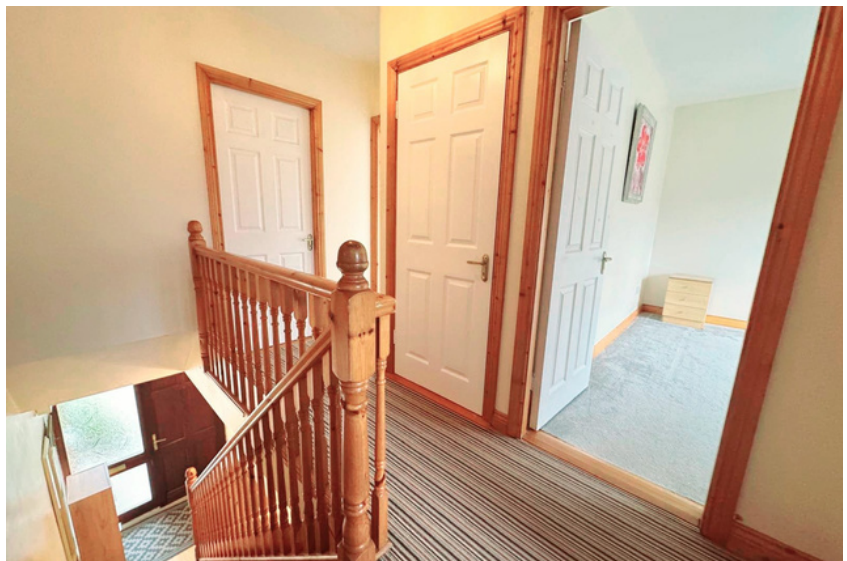
The kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes a stainless steel sink, plumbing for a washing machine and dishwasher, space for an oven, an integrated extractor hood, and space for an integrated fridge freezer. The room has vinyl flooring, one window to the rear of the property with a venetian blind, a sliding door allowing access to the garden, two light pieces, one large radiator, and eleven power points.



| STAIRS AND LANDING

3.13m x 2.5m (10'2" x 8'2")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece, access to a hot press which is shelved for storage, and an access hatch to the attic.



| BEDROOM 1

3.58m x 2.85m (11'7" x 9'3")

A spacious double bedroom has a feature bay window to the front of the property, including Venetian blinds, and offers panoramic views over Glanmire and surrounding countryside. The room has solid timber flooring sanded and varnished to a high quality finish and impressive Sliderobe fitted units adding extensive storage space. There is one centre light piece, one radiator, six power points, one telephone point, and one television point. A door allows access to the en suite bathroom.



| EN SUITE

0.9m x 2.5m (2'9" x 8'2")

The en suite features a three piece suite including a Triton T80Z electric shower. The room has solid timber flooring, tiling surrounding the shower area, one centre light piece, one wall-mounted light piece, wall-mounted shelving with integrated storage, one radiator, and one extractor fan.



| BEDROOM 2

3.36m x 3.5m (11'0" x 11'4")

A spacious double bedroom has one window to the rear of the property, including a Venetian blind, a curtain rail, and curtains. The room has carpet flooring, one centre light piece, one large radiator, and two power points.



| **BEDROOM 3**

2.64m x 2.5m (8'6" x 8'2")

A generous sized single bedroom has one window to the front of the property, including a Venetian blind. The room has solid timber flooring, one centre light piece, one large radiator, and two power points.



| **BATHROOM**

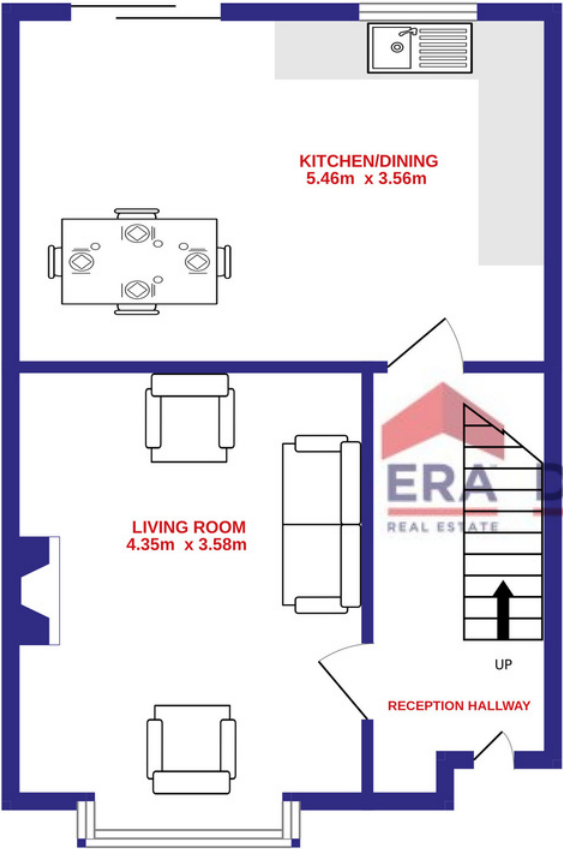
2.1m x 1.87m (6'8" x 6'1")

The family bathroom features a four piece suite including a Triton T90 XR shower fitted over the bath. The room has painted solid timber flooring finished as mosaic tiles, one window to the rear, tiling around the bath, one centre light piece, one extractor fan, and one radiator.

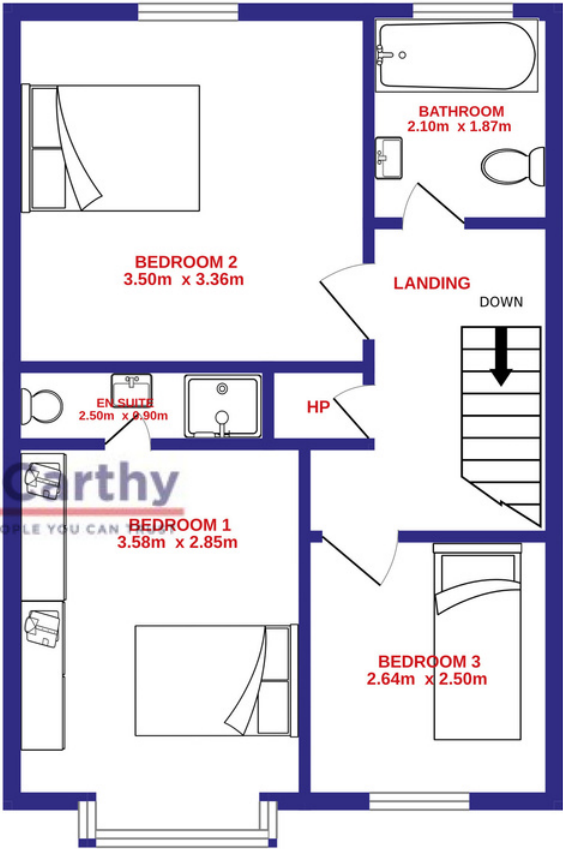


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

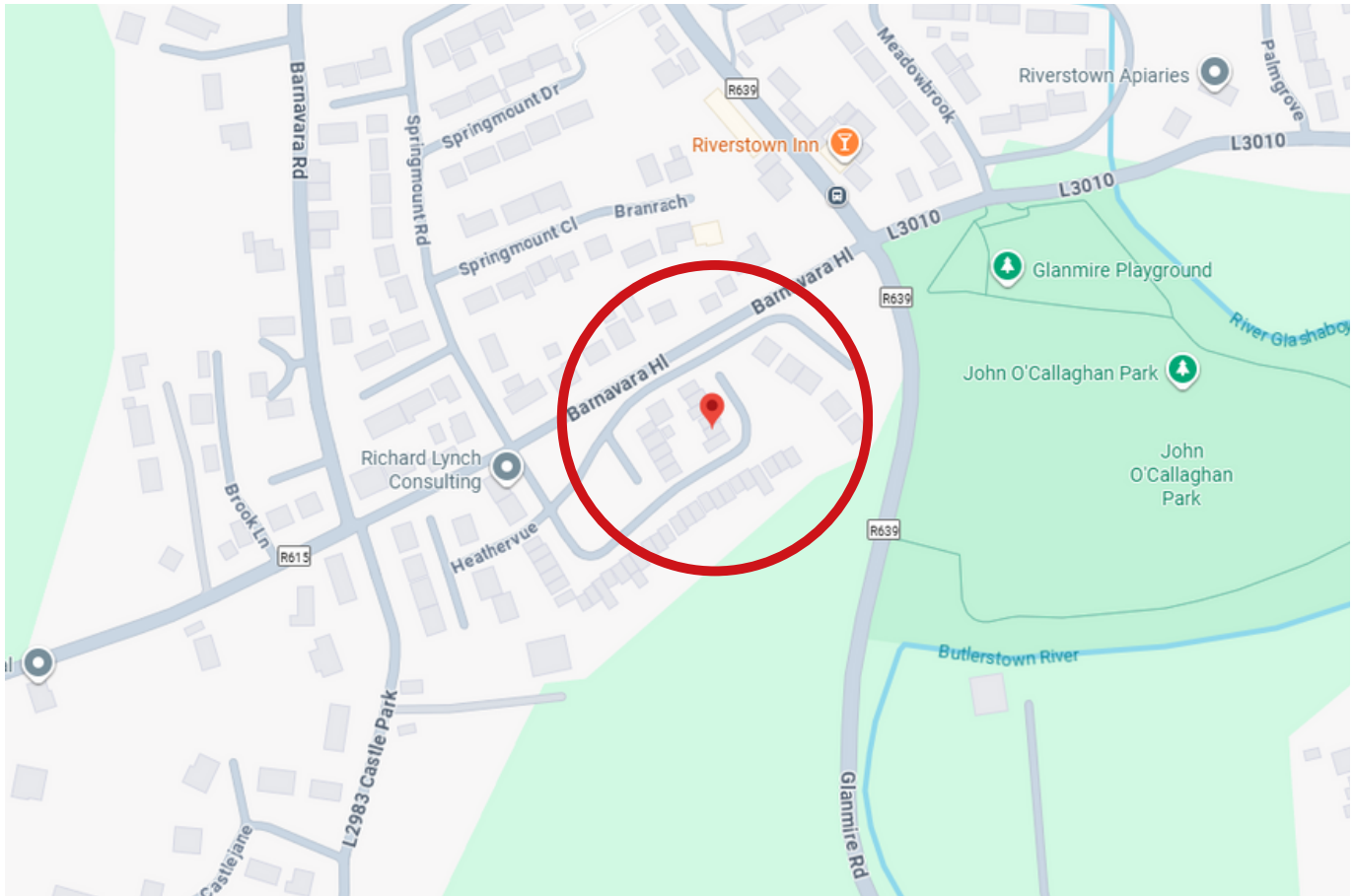


The front of the property has an attractive maintenance free façade of red brick and smooth plaster finish. There is a concrete driveway to facilitate off street parking for two cars.

The rear of the property is fully enclosed and offers a generous south-west facing garden area which is laid to lawn throughout. This area allows for future development potential if required.

| DIRECTIONS

Please see Eircode T45 FT20 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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