

7 Hayville, Sallybrook, Glanmire, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb four/five bedroom detached home located in a much sought after and quiet development in Sallybrook, Glanmire, Cork. The property benefits from spacious and bright accommodation, a fully enclosed rear garden on a large private corner site, and its position closes to all local amenities in Glanmire, as well as being close to the M8 road network allowing for immediate access to all routes.

Accommodation consists of reception hallway, living room, study/office/ bed 5, open plan kitchen/dining room, utility room, and guest w.c on the ground floor. Upstairs the property offers four spacious bedrooms, a walk-in storage area/hot press, one en suite bathroom, plus the main family bathroom.

AMV: €450,000

BER C1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Super, spacious family home
- Approx. 130.3 Sq. M. / 1,403 Sq. Ft.
- Built in 2004
- BER C1
- Natural gas fired central heating
- Four bedrooms upstairs
- Fifth bedroom downstairs if required
- Fully enclosed west facing rear garden
- Private corner site which is the most spacious site within the development
- Steeltech shed to the side of the property with electricity and power points
- Off street parking
- Quiet cul-de-sac location
- Close to Glanmire and all amenities including shopping centres, restaurants, pharmacy, GAA clubs, local schools, pubs and cafes
- Easy access to M8 road network

| RECEPTION HALLWAY

4.65m x 1.88m (15'2" x 6'1")

A solid teak door allows access into the reception hallway. The hallway has timber flooring, one centre light fitting, one radiator behind a radiator cover, attractive neutral décor, and under stair storage space.



| LIVING ROOM

4.53m x 3.55m (14'8" x 11'6")

The spacious main living room has one bay window to the front of the property, allowing in extensive natural light. The area has timber flooring, one centre light fitting, one large radiator, a feature fireplace, and power points.



| STUDY/OFFICE/BED 5

3.4m x 2.79m (11'1" x 9'1")

This versatile room has one window to the front of the property, timber flooring, one centre light fitting, one radiator, and power points.



| OPEN PLAN KITCHEN/DINING

3.66m x 8.66m (12'0" x 28'4")

This superb and large open plan kitchen/dining area has two windows overlooking the rear garden, and sliding patio doors allowing access to same. The room has three light fittings, three radiators, ample power points, and extensive dining space.

The kitchen has solid fitted units at eye and floor level with extensive worktop counter and tile splashback. The kitchen includes a gas stove, fitted double oven, space for a dishwasher, stainless steel sink, and space for a fridge freezer.



| UTILITY ROOM

1.52m x 1.92m (4'9" x 6'2")

The utility room houses the gas boiler. The area has tile flooring, plumbing for a washing machine, one centre light fitting, a door to the side of the property, and a door to the guest w.c.



| GUEST W.C

1.52m x 0.87m (4'9" x 2'8")

The guest w.c features a two piece suite, tile flooring, fully tiled walls, extractor fan, and a centre light fitting.



| STAIRS AND LANDING

3.14 x 1.87m (10'3" x 6'1")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is a centre light fitting, an access hatch to the attic, and neutral décor.



| BEDROOM 1

3.02m x 3.37m (9'9" x 11'0")

This spacious double bedroom has one window overlooking the rear of the property, carpet flooring, centre light fitting, and a radiator. A door allows access to a walk-in storage area, complete with shelving, a radiator, and the water tank, and a second door from the bedroom allows access to the en suite bathroom.



| EN SUITE

3.02m x 1.3m (9'9" x 4'2")

The en suite bathroom features a three piece suite including a shower cubicle incorporating a Triton T90Z electric shower, fully tiled walls and floors, one window to the side of the property, centre light fitting, and a radiator.



| BEDROOM 2

5.91m x 2.82m (19'3" x 9'2")

This is a very generous sized double bedroom with a window overlooking the rear of the property, carpet flooring, centre light fitting, radiator, and access into the eaves of the attic.



| **BEDROOM 3**

2.59m x 2.05m (8'4" x 6'7")

This single bedroom has one window to the front of the property, large radiator, centre light fitting and carpet flooring.



| **BEDROOM 4**

3.54m x 3.36m (11'6" x 11'0")

Another double bedroom that has a window overlooking the front of the property, radiator, centre light fitting and carpet flooring.



| **MAIN BATHROOM**

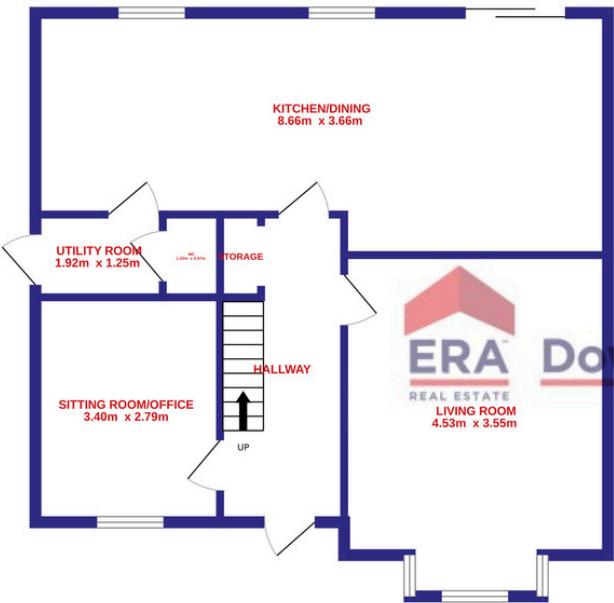
1.97m x 2.04m (6'4" x 6'6")

The main family bathroom features fully tiled walls and floors, a fitted bath, one w.c. and a wash hand basin, centre light fitting, radiator and a frosted window overlooks the rear of the property.

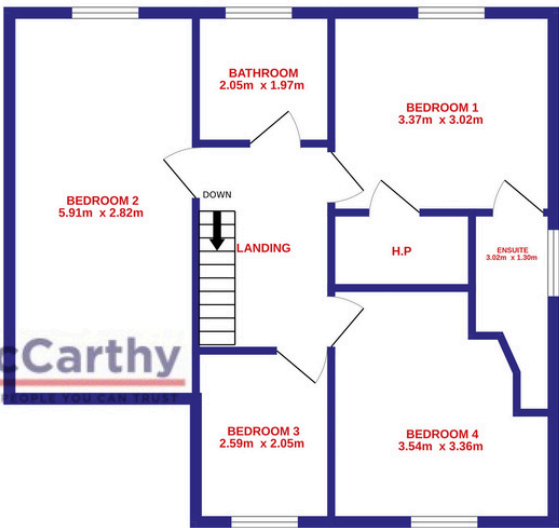


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

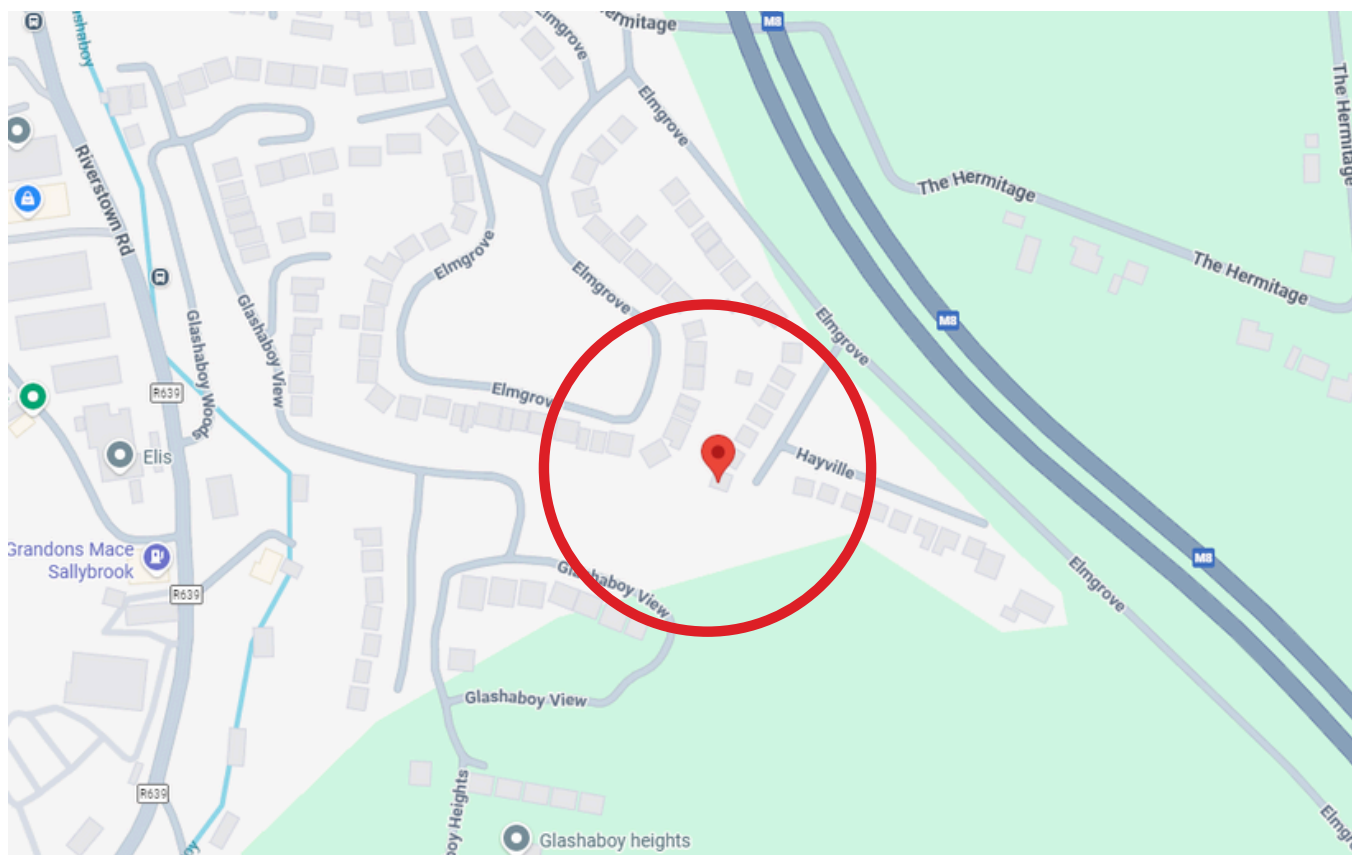


The front of the property has a concrete driveway to accommodate off street parking for two vehicles. There is mature hedging to the right and left, and a garden area which is laid to lawn.

The rear of the property is very spacious, yet private and fully enclosed with block built walls and timber fencing. There is a garden which is laid to lawn with mature shrubs and plants throughout, and the west facing aspect ensures sunlight right into the evening time.

| DIRECTIONS

Please see Eircode T45 R763 for directions.



| ALL ENQUIRIES TO:



Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.