

4 Green Park, Wilton Lawn, Glasheen, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this ideally located three bedroom semi-detached property, situated in Green Park, Wilton Lawn, Glasheen. The property benefits from a private and spacious rear garden, high quality finishes, and its close proximity to CUH, CUMH, and Wilton Shopping Centre. Viewing comes highly recommended to appreciate what this superb home has to offer.

Accommodation consists of reception hallway, bedroom 3, living room, dining room, extended kitchen, and main bathroom on the ground floor. Upstairs the property offers two spacious double bedrooms, and a w.c.

AMV: €395,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 95 Sq. M. / 1,001 Sq. Ft.
- Built in 1970
- BER C2
- Gas fired central heating
- Attractive finishes
- Three spacious bedrooms
- Fully enclosed and private rear garden
- 10 minutes' walk to Wilton Shopping Centre
- Adjacent to CUH and CUMH
- Easy access to N40 road network
- On the 208 and 216 bus routes

| RECEPTION HALLWAY

2.72m x 2.63m (8'9" x 8'6")

A PVC door with centre glass panelling allows access into the main reception hallway. The hallway has tongue and grooved solid timber flooring, one centre light piece, one large radiator, access to the fuse box and meter, and two power points.



| BEDROOM 3/OFFICE

3m x 2.4m (9'8" x 7'8")

This room has timber flooring, one centre light piece, one large radiator, and ample power points.



| LIVING ROOM

3.2m x 4.6m (10'4" x 15'0")

The main living room has one large window to the front of the property including wooden blinds, high grade laminate flooring, a feature marble fireplace, one centre light piece, and six power points.



| DINING ROOM

4.55m x 3.38m (14'9" x 11'0")

This versatile room has one window overlooking the rear garden, high grade laminate flooring, attractive dado rail, one large radiator, one centre light piece, and six power points. Double doors allow access to the kitchen.



| KITCHEN

2.72m x 4.06m (8'9" x 13'3")

The beautiful extended kitchen has fitted units at eye and floor level with impressive worktop counter and splashback. The kitchen includes a stainless steel sink, space for a freestanding fridge, washing machine, tumble dryer, pantry area, and an integrated oven, hob, extractor fan. There is one centre light piece, one radiator, six power points, one window overlooking the rear garden, and a PVC door with glass panelling allows access to the same. The gas boiler is also housed within the area.



| BATHROOM

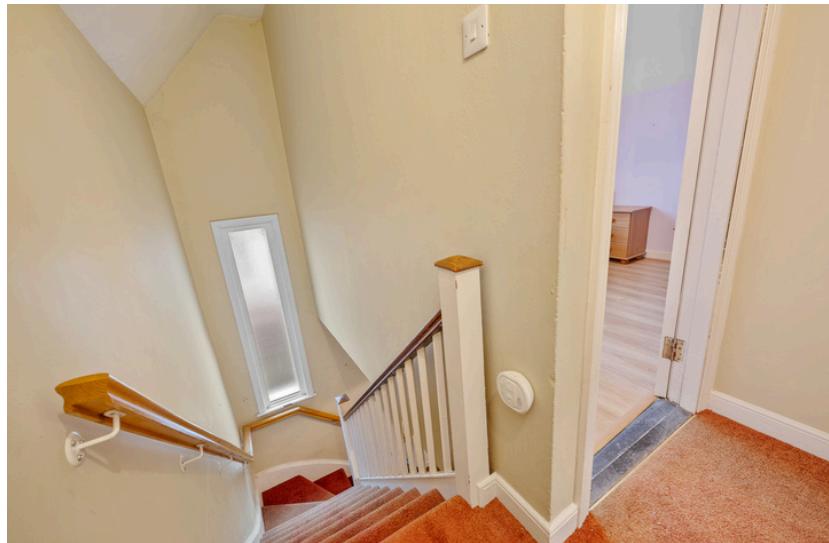
1.65m x 3.13m (5'4" x 10'2")

The main family bathroom features a three piece suite including a shower cubicle incorporating an electric shower, floor and wall tiling, extractor fan, one frosted window, one centre light piece, and one radiator.



| STAIRS AND LANDING

The stairs are fitted with carpet flooring throughout, and there is a dado rail to either side. At the top of the landing there is a continuation of the carpet flooring, one centre light piece, and access to attic space.



| BEDROOM 1

5.25m x 3.19m (17'2" x 10'4")

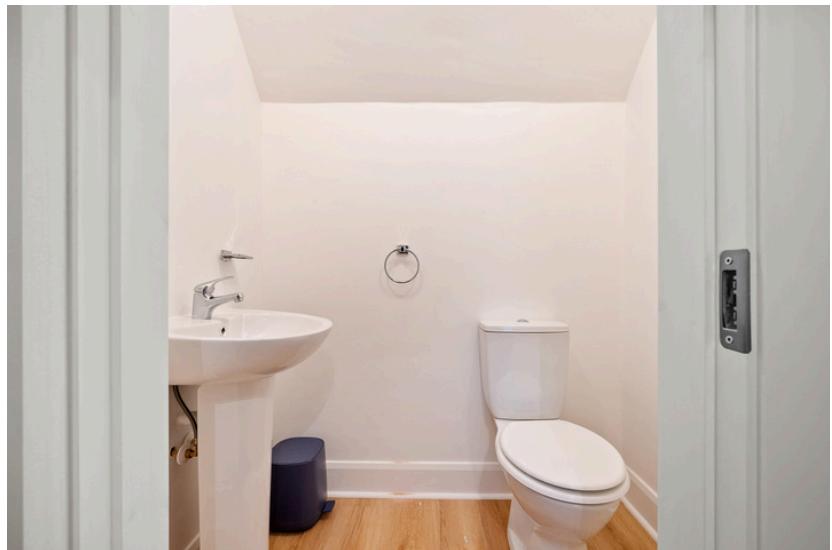
This spacious double bedroom has one dormer window to the front of the property, laminate flooring, attractive neutral décor, one centre light piece, one radiator, access to attic space, and two power points. A door allows access to w.c.



| W.C

0.99m x 1.61m (3'2" x 5'2")

The w.c features a two piece suite, and laminate flooring.



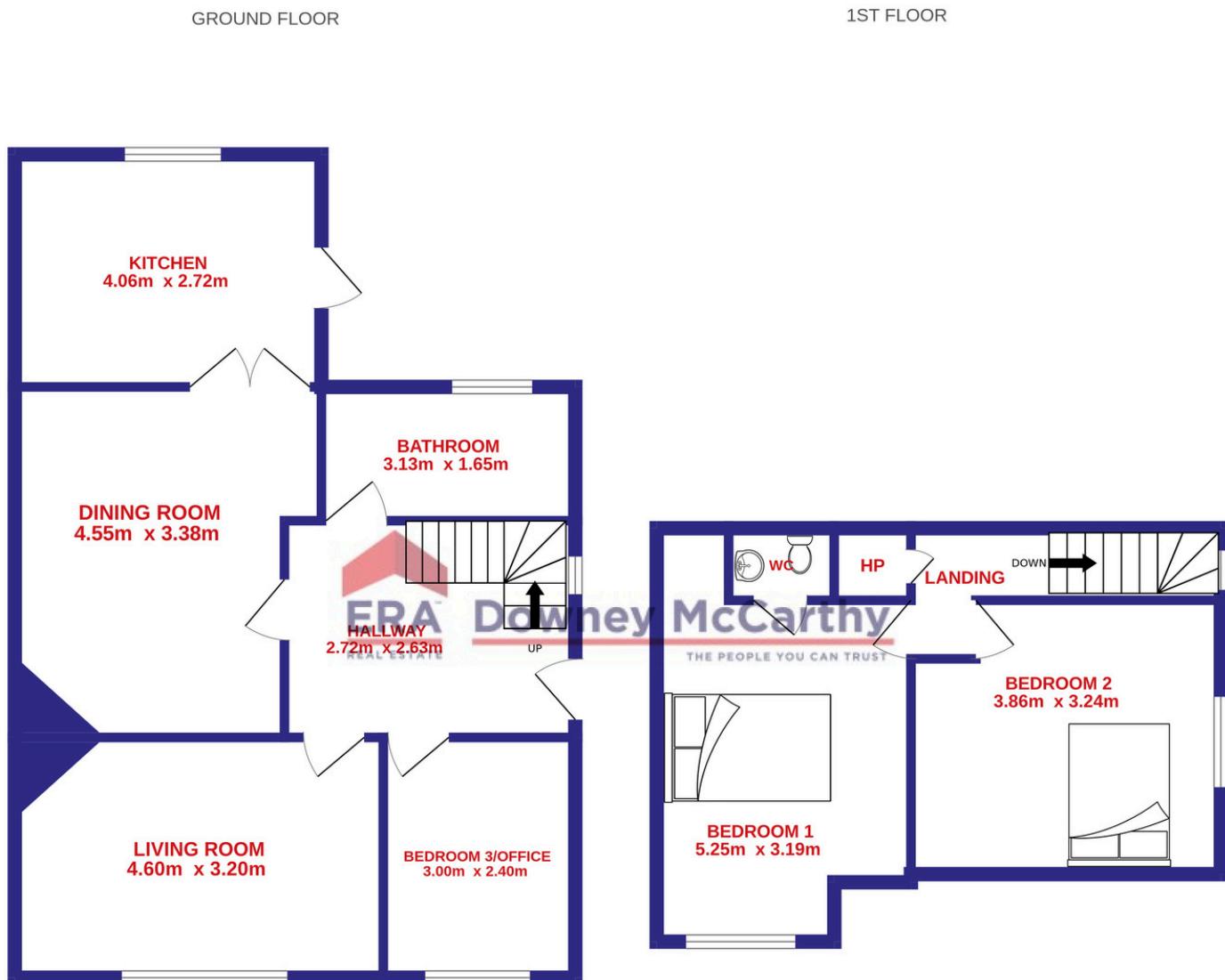
| BEDROOM 2

3.24m x 3.86m (10'6" x 12'6")

Another generous sized double bedroom has one window to the side of the property including attractive wooden blinds, laminate flooring, one centre light piece, one radiator, and two power points.



| FLOOR PLAN



| GARDENS AND EXTERIOR



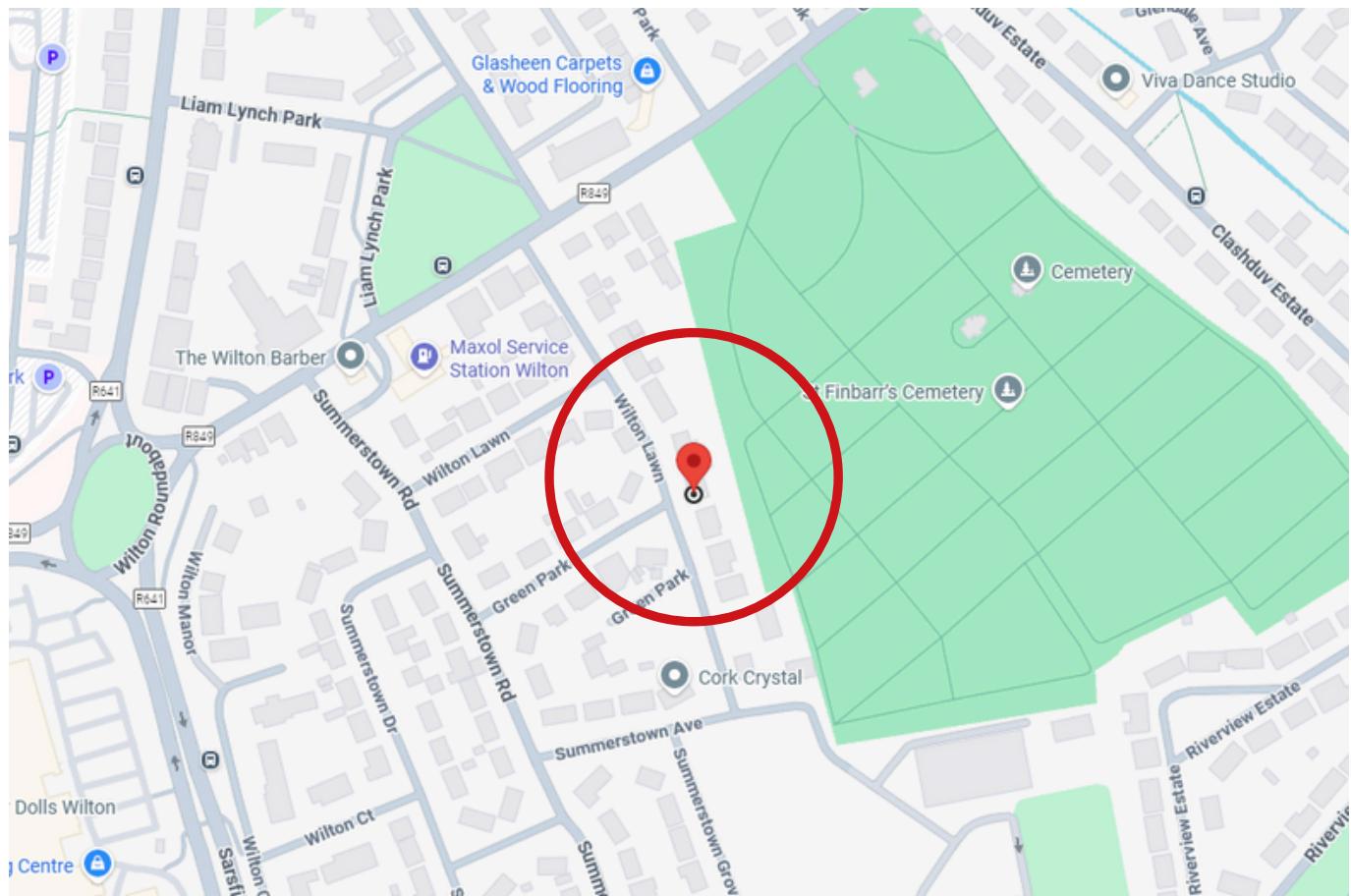
The front of the property is fully enclosed with block built walls and secure gates. There is a well-manicured garden area, mature shrubs and plants, and a large driveway to the side which can accommodate off street parking for up to three vehicles.

A secure gate allows access to the rear.

The rear of the property is fully enclosed. There is a spacious and beautifully kept garden which is laid to lawn.

| DIRECTIONS

Please see Eircode T12 Y3F9 for directions.



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