

59 Heathervue, Riverstown, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned and beautifully maintained three bedroom duplex apartment, located in the highly sought after Heathervue development in Glanmire. This impressive property enjoys a bright and airy layout, enhanced by a south facing rear balcony and panoramic views over Glanmire and the surrounding countryside. The properties elevated setting, combined with tasteful finishes throughout is sure to appeal to a broad spectrum of the market.

The accommodation is thoughtfully laid out and comprises a welcoming reception hallway, a spacious open plan kitchen/dining area, and a stunning south facing living room with direct access to the balcony on the ground floor. Upstairs, there are three generously sized bedrooms, including a master with en suite, along with a well appointed main family bathroom.

AMV: €315,000

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 108.47 Sq. M. / 1,168 Sq. Ft.
- Built in 2000
- BER C1
- Gas fired central heating / Double glazed windows
- South facing rear aspect
- Three spacious bedrooms
- Hand-painted fitted kitchen
- Allocated parking spot
- Mature sought after development close to all amenities in Glanmire
- Ideal first time buy/investment property
- Annual management fee €1,600 (€1,400 with Early Payment Discount) including refuse collection, block insurance and general maintenance

| RECEPTION HALLWAY

6.05m x 1.8m (19'8" x 5'9")

A teak door allows access to the main reception hallway. The area has one window to the side of the property with a roller blind, tile flooring, one radiator and one centre light piece. The area is finished with extensive under stair storage, two power points, one smoke alarm, one alarm control point, and one telephone point. There is also access to a walk-in storage area which is shelved and offers two power points.



| OPEN PLAN KITCHEN/DINING

4.95m x 4.07m (16'2" x 13'3")

A superb open plan kitchen/dining area features modern fitted units at eye level finished in an L-shape with extensive worktop counter space. The kitchen includes a washing machine, dishwasher, oven, tumble dryer, and an American style fridge freezer. The room has tile flooring, one window to the front of the property with pelmet, and two light pieces. The room offers extensive dining space, one large radiator, and an open arch leads you through to the magnificent south facing rear living room.



| LIVING ROOM

3.95m x 4.07m (12'9" x 13'3")

This superb light-filled room benefits from its south facing aspect and is finished with one window to the rear of the property with a roller blind and curtain rail, and sliding doors allowing access to a balcony. The room has high quality laminate timber flooring, attractive décor, and covings surround the ceiling and centre light piece. There are eight power points, one television point, and an electric insert within the fireplace.



| STAIRS AND LANDING

2.65m x 3.96m (8'6" x 12'9")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is two light pieces, and a smoke alarm.

| BEDROOM 1

3.86m x 3.96m (12'6" x 12'9")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has superb décor and an impressive array of Sliderope fitted units from floor to ceiling. There is laminate timber flooring, six power points, one radiator, and one television point. A door allows access to an en suite bathroom.



| EN SUITE

2.6mx1.88m (8'5" x 6'1")

The en suite features a three piece suite including a large corner shower cubicle, vinyl flooring and wall tiling. There is one Velux window to the rear, one centre light piece, one radiator, and a wall-mounted vanity unit for storage.



| BEDROOM 2

3.9mx3.06m(12'7" x 10'0")

A large double bedroom has one window to the front of the property, including a roller blind, curtain rail, curtains, and offering superb views across Glanmire and surrounding countryside. The room has high quality laminate timber flooring, one centre light piece, attractive décor, one radiator, and four power points.



| BEDROOM 3

3.9mx2.82m(12'7" x 9'2")

A spacious single bedroom has one window to the front of the property, including a roller blind, curtain rail, curtains, and offering superb views across Glanmire. The room has laminate timber flooring, one centre light piece, one radiator, two power points, and a Stira staircase allows access to the attic which is partially floored for storage.



| BATHROOM

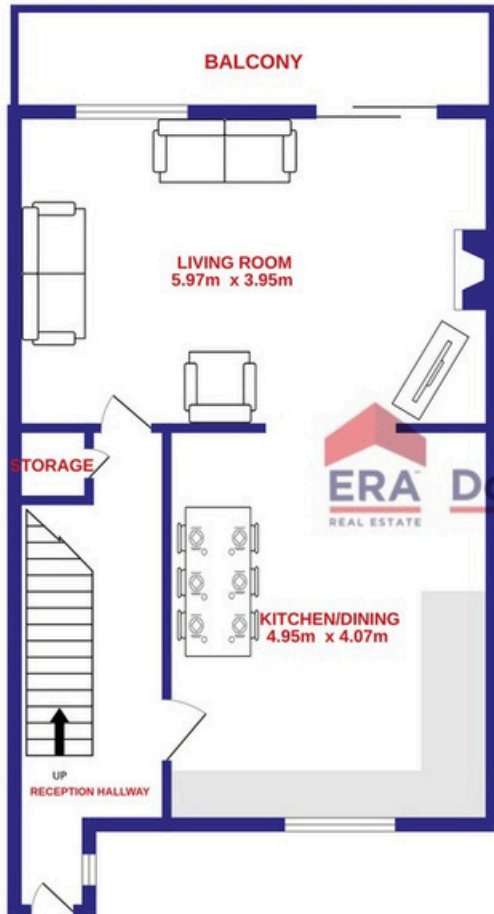
2.17m x 1.88m (7'1" x 6'1")

The main family bathroom features a four piece suite, including an electric shower fitted over the bath. The room has vinyl flooring, floor and wall tiling and one window to the side of the property with a roller blind. There is one centre light piece, one wall-mounted light piece, and one radiator.

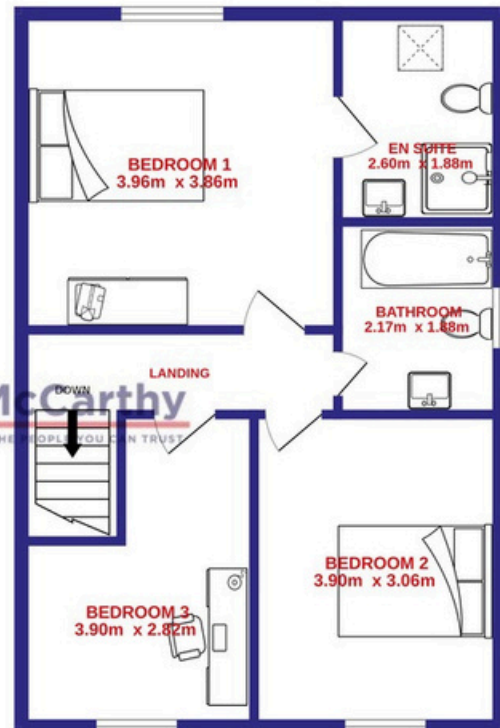


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

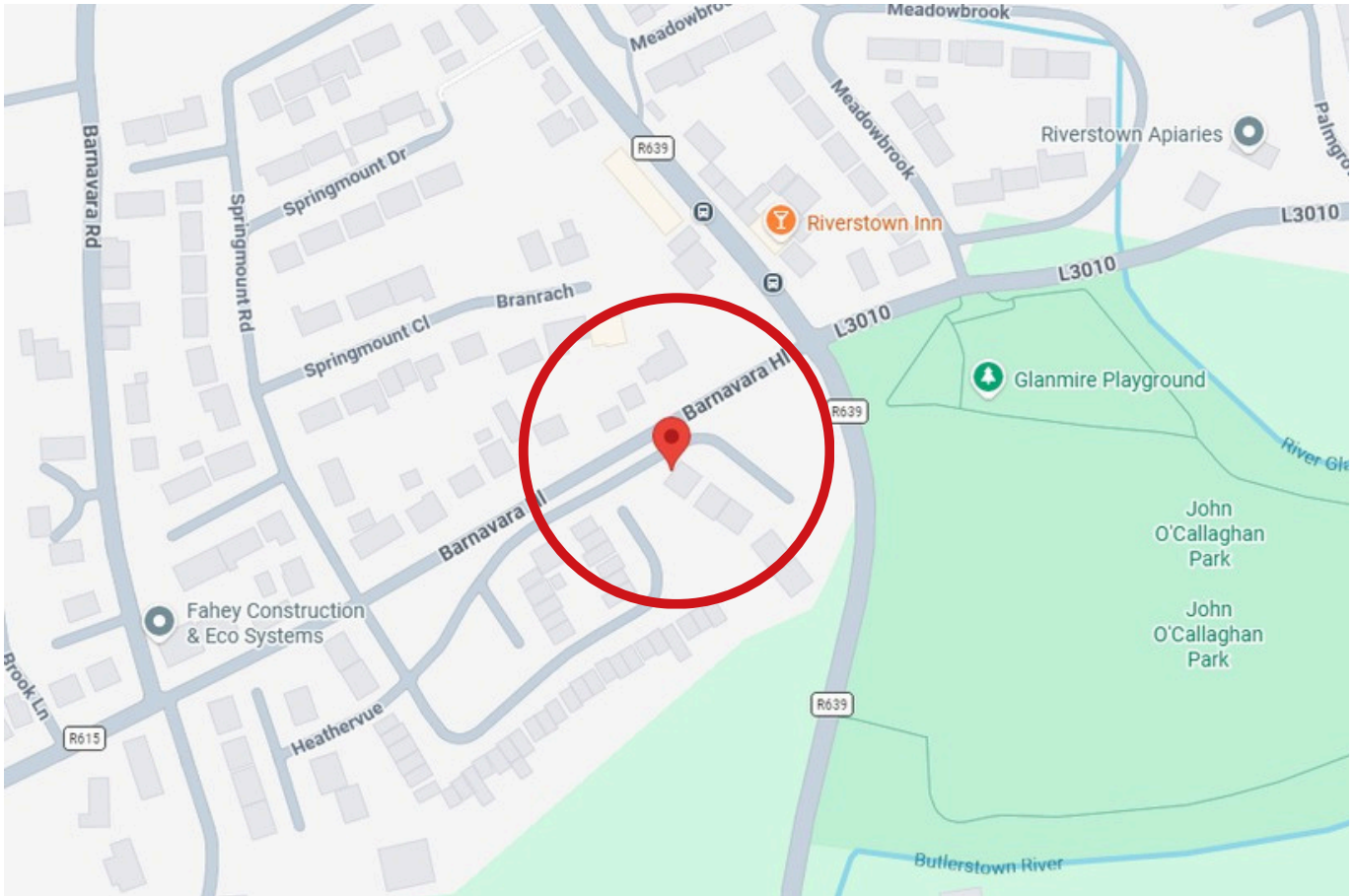


Steps from the main car park allow access to the front door.

The rear of the property benefits from a superb south facing balcony which is fully enclosed and finished with paving slabs. This is an ideal outdoor entertaining space, owing to its bright and sunny aspect.

| DIRECTIONS

Please see Eircode T45 DF88 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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