

15 Wilton Lawn, Glasheen, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present this superb five bedroom semi-detached family residence to the market. Ideally positioned on an exceptionally large site in one of Cork city's most sought after residential areas, the property enjoys beautifully maintained lawns and a magnificent rear garden extending to approximately 90 feet in length. Bathed in sunlight throughout the day, the expansive outdoor space offers outstanding potential for further extension, subject to the planning permission.

Conveniently located close to Cork University Hospital, The Bons Secours Hospital and University College Cork, together with a host of amenities and family pursuits, this impressive home combines generous living accommodation with an unrivalled setting.

The accommodation comprises a porch, welcoming reception hallway, living room, family room, dining room, and an extended kitchen on the ground floor. Upstairs, the property features five spacious bedrooms together with the main family bathroom. Externally, there is access from the rear garden to a utility room, which in turn connects to the adjoining garage, adding further practicality and storage space to this exceptional family home.

AMV: €395,000

BER E1

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PSRA No. 002584

| FEATURES

- Approx. 136.71 Sq. M. / 1,472 Sq. Ft.
- Built approx. 1943
- BER E1 with potential to increase to A3
- Spectacular perfectly manicured rear garden of approx. 90ft in length
- Five spacious bedrooms
- Off street parking for 1-2 cars
- Mature sought after residential location
- Adjacent to CUH/CUMH Campus, Wilton Shopping Centre and all local amenities inc. shops, bars, restaurants and schools
- Walking distance to University College Cork, Munster Technological University, Bons Secour Hospital & UCC
- Easy access to N40 road network
- Positioned near the 216 and 208 bus routes

| PORCH

A sliding door allows access to the porch area which has vinyl flooring. A solid teak door with glass centre and side panelling leads you through to the main reception hallway.

| RECEPTION HALLWAY

5.6m x 2.11m (18'3" x 6'9")

The reception hallway features carpet flooring, one large radiator, one centre light piece, under stair storage, two power points, one telephone point and one thermostat control for the heating. A decorative picture rail surrounds the area.



| LIVING ROOM

3.93m x 3.69m (12'8" x 12'1")

A superb main living room has a feature bay window to the front of the property, including a net blind, a curtain rail and curtains. The room has carpet flooring, an open fireplace, one large radiator, one centre light piece, two power points, and a picture rail surrounds the entire room.



| FAMILY ROOM

3.96m x 3.3m (12'9" x 10'8")

Located at the rear of the property, the family room has one large window overlooking the superb rear garden. The room offers neutral décor, carpet flooring, an open fireplace, one centre light piece, two power points and one radiator.



| DINING ROOM

2.57m x 2.51m (8'4" x 8'2")

The dining room features vinyl flooring, one centre light piece, one radiator and one window to the rear of the property. An open arch allows access to under stair storage/pantry while access to the extended kitchen is gained from here also.



| KITCHEN

3.51m x 2.3m (11'5" x 7'5")

The dual aspect kitchen has one window to the rear of the property, and one window to the side, flooding the area with extensive natural light. The room has a vinyl flooring, units at eye level to both sides of the room, a tile splashback, one centre light piece and wall mounted shelving. The room accommodates plumbing for a washing machine, space for a cooker, and the gas boiler is also located here. An aluminium door with glass panelling allows access to the rear garden.



| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece and two power points.

| BEDROOM 1

4.01m x 3.65m (13'1" x 11'9")

A spacious double bedroom has one window overlooking the superb rear garden, including a roller blind, a curtain rail and curtains. The room has carpet flooring, one centre light piece, one radiator, two power points and built-in storage space.



| BEDROOM 2

3.96m x 3.44m (12'9" x 11'2")

A large double bedroom has a feature bay window to the front of the property, including a net blind, a curtain rail, and curtains. The room has carpet flooring, extensive built-in units from floor to ceiling, one centre light piece, one large radiator, a picture rail surrounding the room, and four power points.



| BEDROOM 3

4.45m x 2.23m (14'5" x 7'3")

A double bedroom has one window to the front of the property, including a curtain rail, curtains and net blind. The room has carpet flooring, one radiator, two power points, wall-mounted shelving, and neutral décor.



| BEDROOM 4

2.89m x 2.23m (9'4" x 7'3")

A spacious single bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has carpet flooring, built-in storage from floor to ceiling, one centre light piece, one radiator, and two power points.



| BEDROOM 5

2.45m x 2.41m (8'0" x 7'9")

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



| BATHROOM

2.51m x 2.16m (8'2" x 7'0")

A recently refurbished family bathroom features modern tiling from floor to ceiling with attractive inlay border tiles. The room features a three piece suite including a double corner shower area incorporating a mains operated shower. There is one window to the rear of the property, access to the hot press which is shelved for storage, one centre light piece, one extractor fan, one radiator, and integrated storage space.



| UTILITY ROOM

3.04m x 2.24m (9'9" x 7'3")

Accessed from the rear yard, the utility room has, concrete floor with vinyl covering, wall-mounted shelving and one centre light piece. There is space for a dryer, space for a freezer and one power point. A door from here allows access to the garage.



GARAGE

4.96m x 2.24m (16'2" x 7'3")

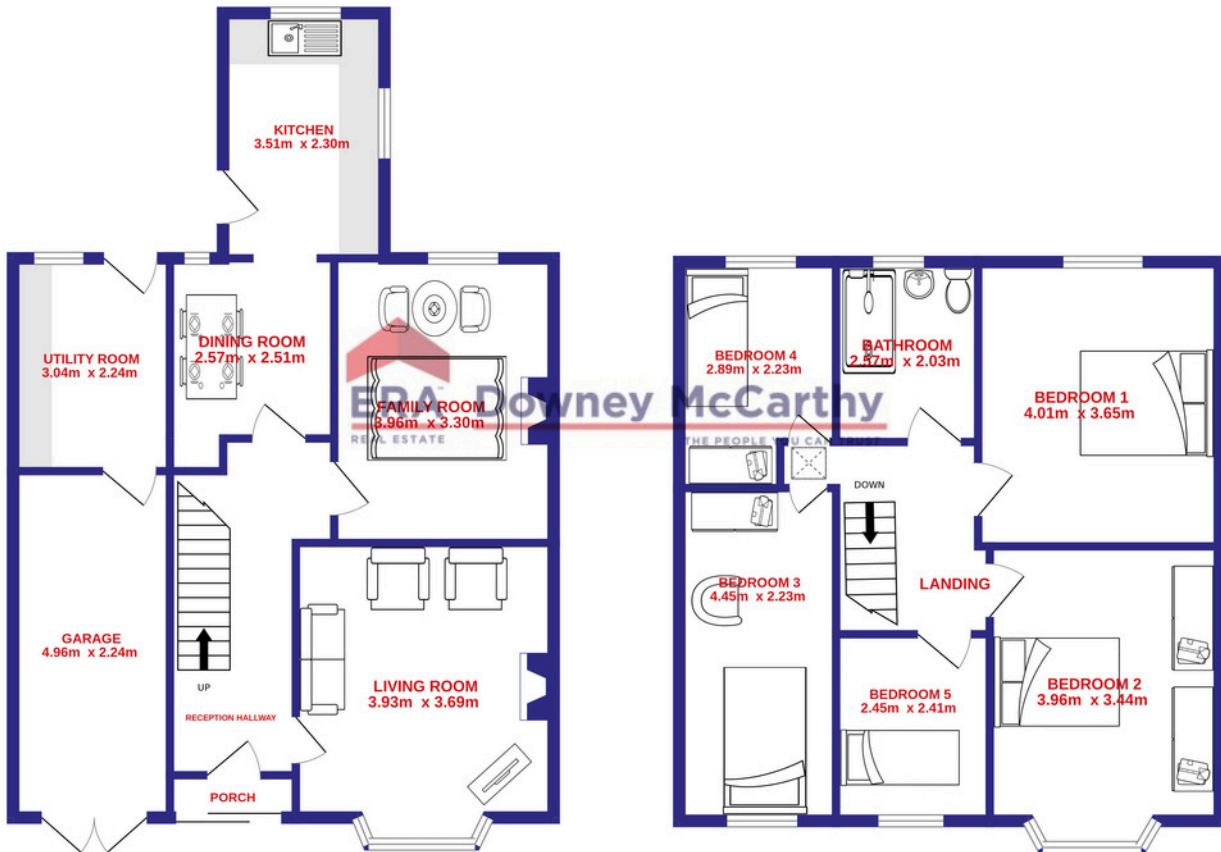
The garage has a concrete floor with carpet flooring. There is one centre light piece and double PVC doors at the front allow access to the driveway. The garage could be converted to further living space for the property if required.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

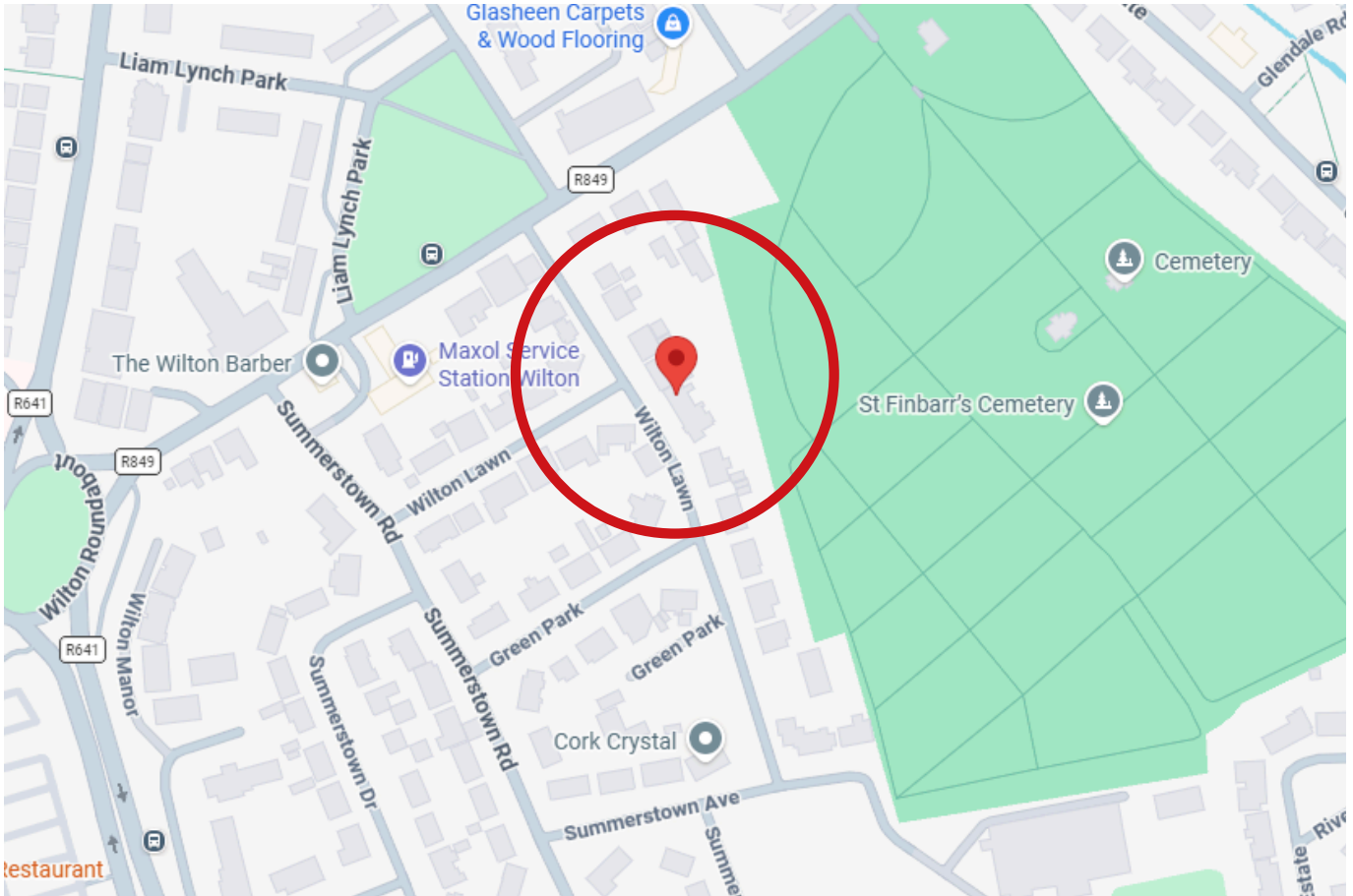


The front of the property is fully enclosed with block built walls. There is a concrete driveway facilitating off street parking for one to two cars. The front garden is laid to lawn with beautifully manicured purpose-built flower beds surrounding with superb shrubs and plants. Double doors from the front of the property allow access to an attached garage.

The rear of the property features a spectacular sun filled garden of approx. 90ft in length which is fully laid to lawn, enclosed with block built walls at the rear and left hand side, and mature fencing on the right hand side. The area is laid to lawn throughout, and features mature shrubs and plants, raised floor beds and a garden room located at the rear boundary. A block built shed also offers additional storage space.

| DIRECTIONS

Please see Eircode T12 T9X9 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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