

## 29 Lower Glanmire Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly maintained three bedroom mid-terrace home, ideally located in the heart of Cork city centre. The property is within walking distance of a wide range of essential and recreational amenities, making it an excellent choice for owner occupiers. This attractive home offers generous living accommodation, enhanced by impressive 3-metre high ceilings on the ground floor, creating a bright and spacious atmosphere throughout. The interior is tastefully finished in a modern, neutral colour palette, complementing the well-proportioned rooms and adding to the overall sense of comfort and style.

The accommodation comprises a welcoming reception hallway, a cosy living room, a separate dining room, an extended kitchen, and a bathroom on the ground floor. Upstairs, there are three spacious bedrooms along with a shower room.

**AMV: €295,000**

**BER E2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 97 Sq. M. / 1,044 Sq. Ft.
- BER E2
- Gas fired central heating
- PVC double glazed windows
- Attractive colour palette and impressive solid timber flooring throughout
- Hand-painted modern fitted kitchen
- South-facing rear aspect
- Enclosed rear yard
- A short walk to Cork city centre and Kent Train Station
- Convenient to all essential and recreational amenities

## | RECEPTION HALLWAY

7.56m x 1.18m (24'8" x 3'8")

A timber door with glass fan light allows access to the main reception hallway. A beautifully presented reception hallway has attractive décor, with solid timber flooring sanded and a varnished to a high quality finish. The area has attractive covings surrounding the 3m high ceiling, one large radiator, two power points, and one telephone point.



## | LIVING ROOM

3.75m x 4.27m (12'3" x 14'0")

A large main living room has one window to the front of the property, including a curtain rail and curtains. The room has solid timber flooring sanded and a varnished to a high quality finish. There is an open fireplace with built-in display cabinets to either side, original covings surrounding the 3m high ceiling, one centre light piece, six power points, and two television points.



## | DINING ROOM

3.2m x 4.25m (10'4" x 13'9")

The formal dining room has solid timber flooring, an open fireplace, one window to the rear, display and storage cabinets around the fireplace. The area is finished with one centre light piece, one large radiator, four power points, one telephone point, and under stair storage with one centre light piece. A door from the room allows access to an extended kitchen.



## | KITCHEN

2.64m x 3.59m (8'6" x 11'7")

The kitchen features modern hand painted fitted units at eye and floor level in an attractive grey colour scheme to both sides of the room. The room has tile flooring, one window to the side of the property, and a PVC door with glass panelling allowing access to the rear yard. The kitchen includes a stainless steel sink with drainer unit, plumbing for a washing machine, an integrated oven/hob/extractor fan, one radiator, and twelve power points. A door from the kitchen allows access to a rear lobby.



## | REAR LOBBY

0.98m x 0.83m (3'2" x 2'7")

This area has tile flooring, a Velux window and access to the main bathroom is gained from here.

## | BATHROOM

1.77m x 2.39m (5'8" x 7'8")

The main bathroom features a three piece suite including a Mira Jump electric shower fitted over the bath. The room has tiling from floor to ceiling and decorative mosaic tiling surrounds a feature wall mounted mirror. There is one window to the side of the property, one centre light piece, one extractor fan, and one radiator.



## | STAIRS AND LANDING

3.42m x 1.9m (11'2" x 6'2")

The stairs are fitted with carpet flooring throughout. At the half landing there is one window to the rear of the property, which floods the hallway and first floor landing with natural light. The landing area has solid timber flooring, and access to your three bedrooms are located from the landing area as well as a shower room.



## | **BEDROOM 1**

3.77m x 3.04m (12'3" x 9'9")

A large double bedroom has one window to the front of the property, including a roller blind, a curtain rail and curtains. The room has solid timber flooring, one centre light piece, a picture rail surrounding the room, two power points, and one radiator.



## | **BEDROOM 2**

3.23m x 3.52m (10'5" x 11'5")

A generous sized double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has solid timber flooring, attractive décor, one centre light piece, one radiator, two power points, and a picture rail surrounds the entire room.



## | **BEDROOM 3**

3.77m x 2.43m (12'3" x 7'9")

This large single room has one window to the front of the property, including a curtain rail and curtains. The room has solid timber flooring, one centre right piece, one radiator, and two power points.



## | SHOWER ROOM

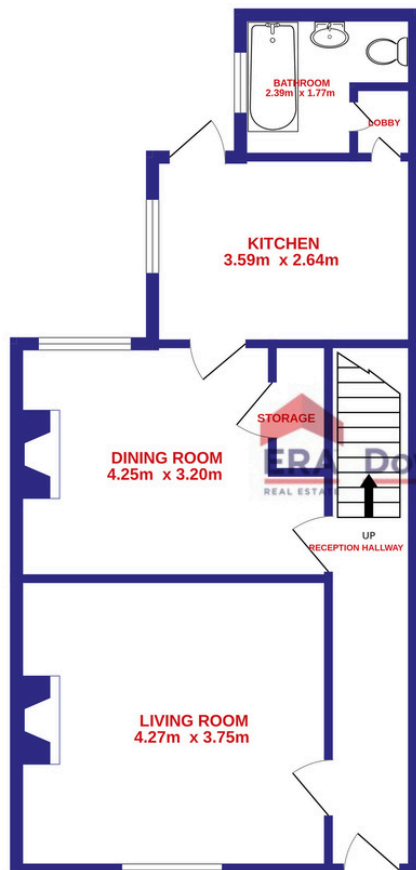
2.86m x 0.88m (9'3" x 2'8")

This large single room has one window to the front of the property, including a curtain rail and curtains. The room has solid timber flooring, one centre right piece, one radiator, and two power points.

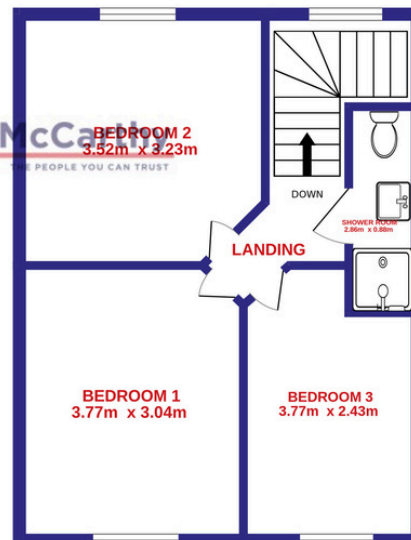


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



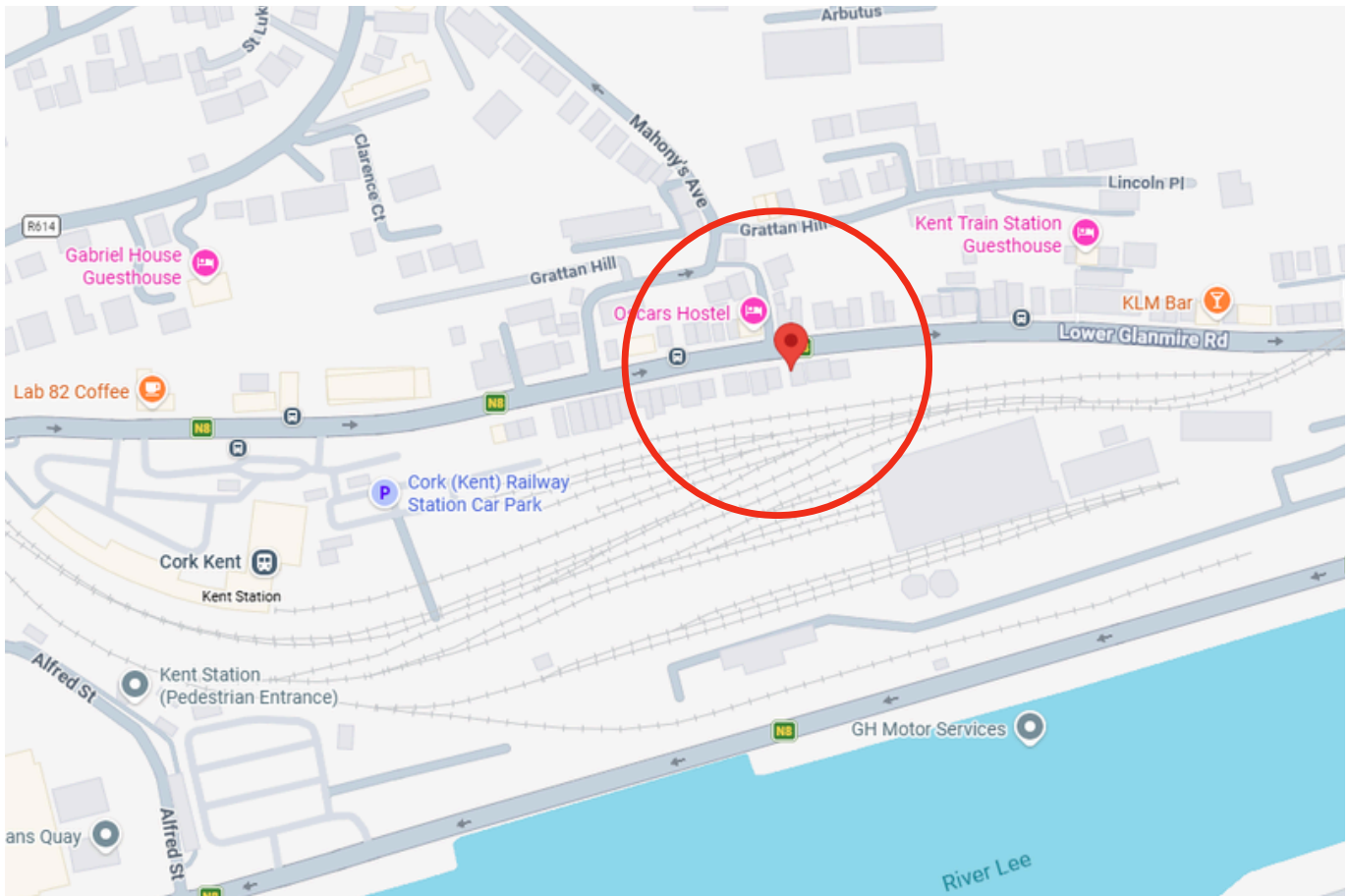
## | GARDENS AND EXTERIOR



The rear of the property has a fully enclosed yard finished with a maintenance free gravel area, and a small storage shed.

## | DIRECTIONS

Please see Eircode T23 W2V4 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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