

12 Marwood Avenue, Riverstown, Glanmire, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented four bedroom detached property located in the highly desirable and mature residential development of Marwood Avenue, Glanmire. The property benefits from spacious bedroom and living accommodation, a sunny south-west facing rear garden, and a convenient setting close to a host of local amenities within Glanmire village.

Accommodation consists of reception hallway, guest w.c, living room, family room, kitchen/dining, and utility room on the ground floor. Upstairs the property offers four spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €495,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 118.62 Sq. M. / 1,277 Sq. Ft.
- Built in 1999
- BER D1
- Gas fired central heating
- Double glazed PVC windows
- Four spacious bedrooms
- South-west facing rear garden
- Off street parking
- Mature and desirable location
- Sought after development within walking distance to all amenities in Glanmire

| RECEPTION HALLWAY

4.75m x 1.5m (15'5" x 4'9")

An open porch allows access to a teak door with glass centre and stained glass panelling, leading you through to the main reception hallway. A beautifully presented reception hallway features tile flooring throughout. The area has attractive neutral décor, covings surrounding the ceiling, recessed spot lighting, one large radiator, one power point, under stair storage, one telephone point, and an alarm control point.



| GUEST W.C

2.14m x 0.6m (7'0" x 1'9")

The guest w.c features a two piece suite, floor and wall tiling, one window to the side of the property with a Venetian blind, and one centre light piece.



| LIVING ROOM

4.81m x 3.6m (15'7" x 11'8")

Double doors with glass panelling allow access from the hallway to the main living room. A superb main living room has a feature bay window to the front of the property, including a curtain rail and curtains. The room has high quality solid timber flooring, covings surrounding the ceiling, and attractive décor. There is an impressive open fireplace, one large radiator, seven power points, one telephone point, and one television point.



| FAMILY ROOM

3.77m x 3.57m (12'3" x 11'7")

A versatile second living space features laminate timber flooring, an open fireplace with pipe for gas insert, covings surrounding the ceiling, and one centre light piece. The room has one radiator, six power points, one television point, and a sliding door allows access to a superb rear patio area.



| KITCHEN/DINING

5.58m x 3m (18'3" x 9'8")

A superb kitchen/dining area features modern fitted maple units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven, hob, extractor fan, microwave, plumbing for a washing machine, space for a fridge freezer, and a bowl and a half stainless steel sink.



The room has Chinese slate flooring, impressive modern décor, one window to the rear, extensive dining space, two light pieces, one radiator, and throughout the room there are ten power points and one television point. A door from the room allows access to a utility room.



| UTILITY ROOM

2.05m x 1.34m (6'7" x 4'3")

The utility room features tile flooring, worktop counter space, one centre light piece, and two power points. The area facilitates plumbing for a washing machine and space for a dryer. A teak door with glass paneling allowing access to the side of the property.



| STAIRS AND LANDING

5.71m x 2.19m (18'7" x 7'1")

The stairs and landing are fitted with new carpet flooring throughout. At the top of the landing there is one window to the side of the property, recessed spot lighting, an access hatch to your attic, two power points, and a hot press area which is shelved for storage.



| BEDROOM 1

3.62m x 3.76m (11'8" x 12'3")

A superb main bedroom has one window to the front of the property, including a curtain rail and curtains. The room has sanded and varnished solid timber flooring, an impressive array of built-in wardrobe units from floor to ceiling, one centre light piece, two wall-mounted light pieces, six power points, one television point, one radiator, and one telephone point. A door allows access to the en suite bathroom.



| EN SUITE

0.94m x 2.93m (3'0" x 9'6")

The en suite features a three piece suite including a corner shower area incorporating a Mira Sport electric shower. The room has impressive tiling from floor to ceiling, one centre light piece, one extractor fan, and one window to the side of the property.



| BEDROOM 2

3.34m x 2.96m (10'9" x 9'7")

A large double bedroom has one window to the rear of the property, attractive neutral décor, built-in wardrobe units from floor to ceiling, solid timber flooring, one centre light piece, one radiator, and four power points.



| **BEDROOM 3**

3.56m x 3.01m (11'6" x 9'8")

A large double bedroom has one window to the rear of the property. The room has attractive neutral décor, solid timber flooring, one centre light piece, one radiator, and four power points.



| **BEDROOM 4**

2.59m x 2.26m (8'4" x 7'4")

A generous sized single bedroom has one window to the front of the property, including a curtain rail and roller blind. The room has solid timber flooring, attractive neutral décor, one centre light piece, one large radiator, and four power points.



| **BATHROOM**

1.78m x 1.92m (5'8" x 6'2")

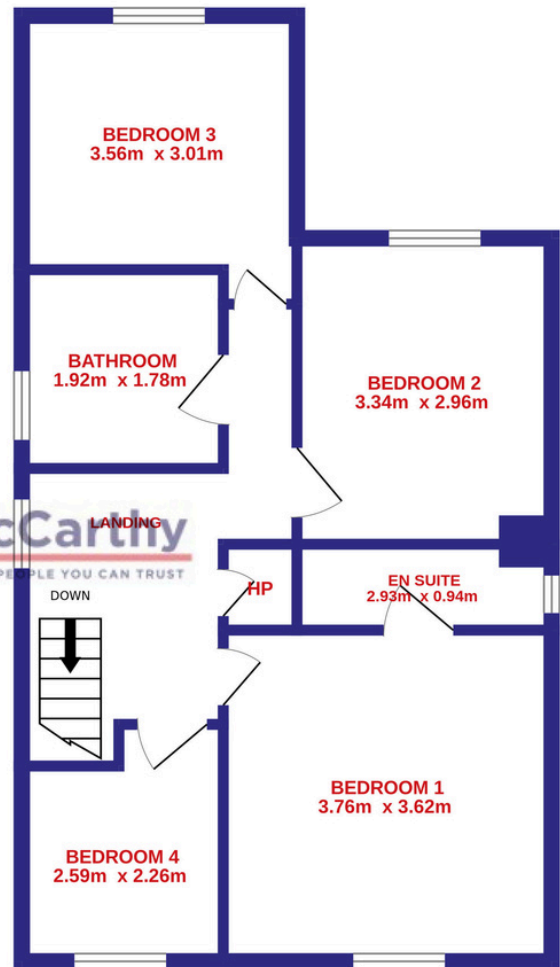
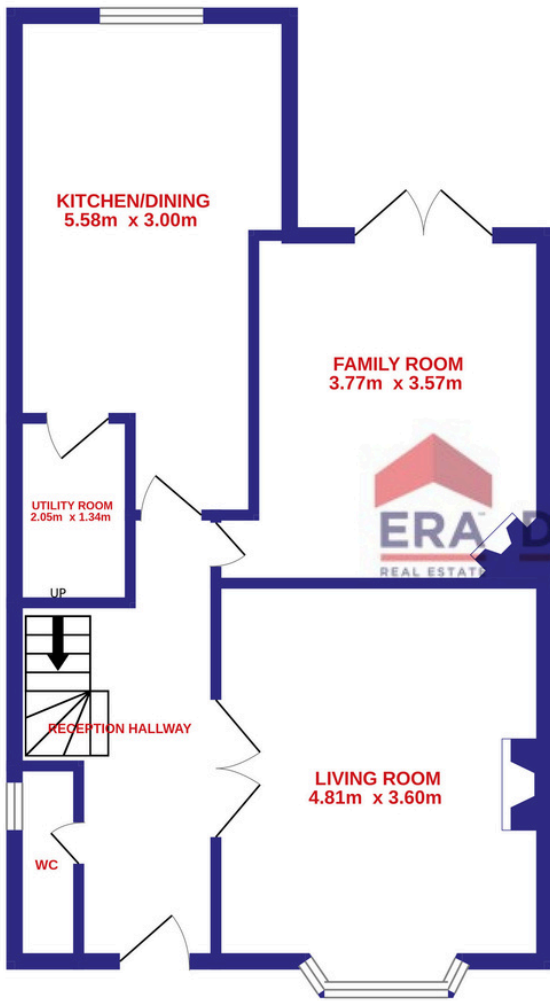
The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has tiling throughout, one window to the side of the property, one centre light piece, and one radiator.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

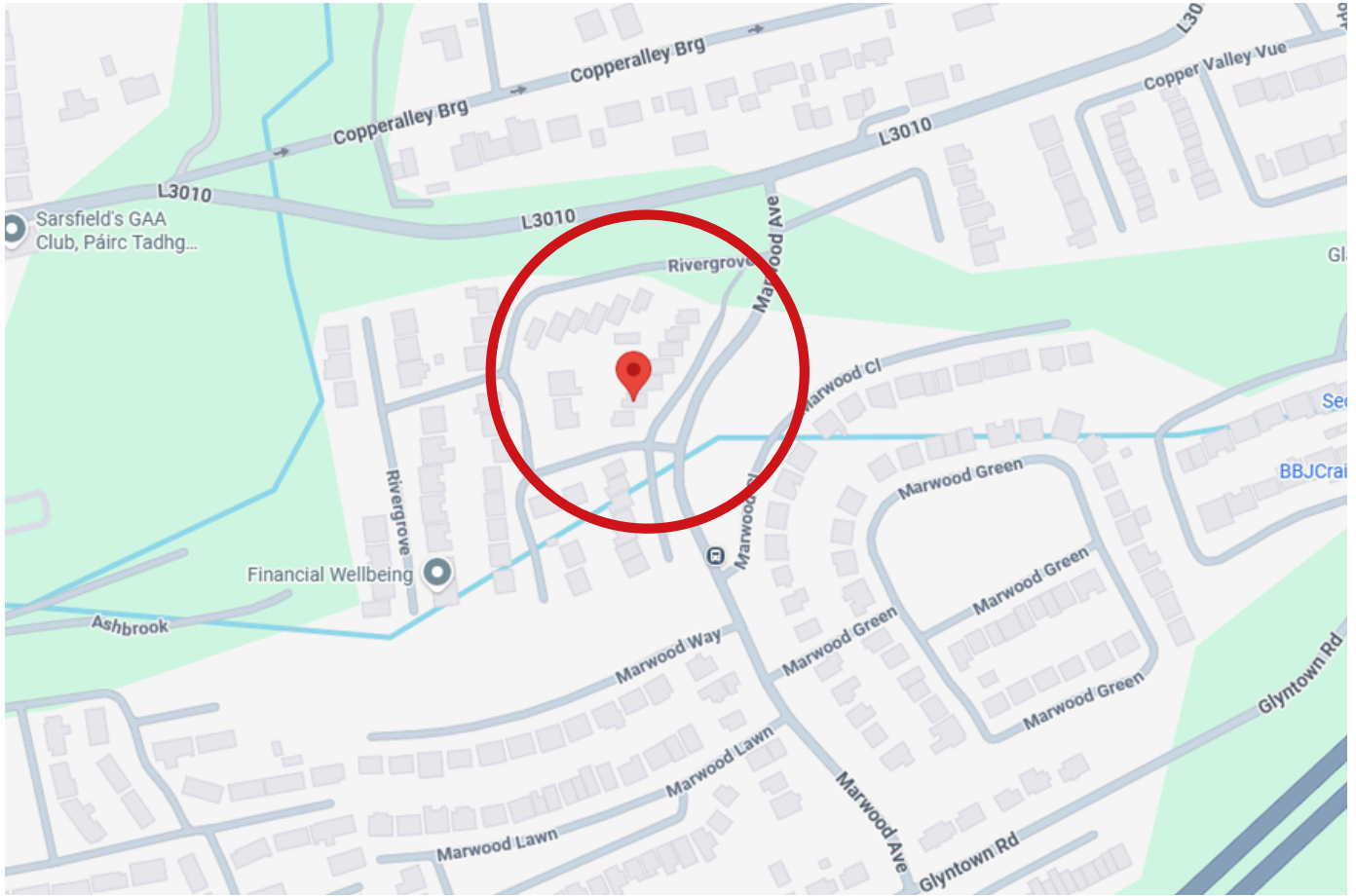


The front of the property is enclosed with block-built walls and wrought iron gates. There is a cobble lock driveway facilitating off street parking for two cars, and a garden area which is laid to lawn with mature shrubs and plants throughout.

The rear of the property benefits from a sunny south-west facing garden which is laid to lawn and fully enclosed. The property offers a high level of privacy, with mature shrubs and plants throughout, and a superb patio area ideal for outdoor entertaining.

| DIRECTIONS

Please see Eircode T45 W958 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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