

19 Ashington, Glanmire, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautifully presented four bedroom detached property, ideally located in this very popular and mature residential development of Ashington in Glanmire. The property benefits from spacious bedroom and living accommodation, and its convenient setting close to a host of local amenities within Glanmire village including Crestfield Shopping Centre, Glanmire Community College and Sarsfields GAA club as well as two primary schools, Ryan's Super Valu, plus regular bus routes to Cork city and more.

Accommodation consists of porch, reception hallway, living room, and open plan kitchen/dining area on the ground floor. Upstairs the property offers four spacious bedrooms and the main family bathroom.

AMV: €425,000

BER B

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 126.33 Sq. M. / 1,360 Sq. Ft.
- Built in 1997 approx.
- BER B
- Beautifully presented throughout
- Natural gas heating - combi boiler
- New kitchen installed in recent years
- New French doors and window fitted in the kitchen also
- Four spacious bedrooms upstairs
- Enclosed rear garden and superb patio area
- Off street parking
- Quiet and mature location
- Sought after development within walking distance to all amenities in Glanmire

| PORCH

1.38m x 1.53m (4'5" x 5'0")

Double glass doors allow access into the porch. The porch has tile flooring, one centre light fitting, feature brick walls, and a teak front door with frosted glass panelling allows access into the main reception hallway.



| RECEPTION HALLWAY

4.9m x 2.88m (16'0" x 9'4")

The spacious reception hallway has one window overlooking the front of the property, fitted with window seat, a centre light fitting with ceiling rose, access to under stair storage, and high quality wooden flooring. Solid doors leading to all rooms.



| LIVING ROOM

5.56m x 4.32m (18'2" x 14'1")

A beautiful main living room that has a feature bay window overlooking the front of the property and very attractive high quality décor throughout. A magnificent feature fireplace with stove insert and marble surround, plenty of space for a suite of furniture, centre light fitting with ceiling rose, a radiator and carpet flooring.



| OPEN PLAN KITCHEN/DINING

3.93m x 7.31m (12'8" x 23'9")

The open plan kitchen/dining area is flooded with natural light, with two windows overlooking the rear garden and double doors allowing access to same.

The beautifully appointed kitchen features solid fitted units at eye and floor level with an extensive granite worktop counter and granite splashback. The kitchen includes space for an oven/hob/extractor fan, a stainless steel sink, space for a washing machine, dryer, and a fridge freezer. The room has two radiators, plenty of space for a dining table, a breakfast bar, a recessed spot lighting throughout, and the gas boiler is also housed here.



| STAIRS AND LANDING

3.29m x 4.68m (10'7" x 15'3")

The stairs and landing are fitted with carpet flooring throughout. There is a Velux window allowing in extensive natural light, one feature light fitting with ceiling rose, and access to the hot press which is shelved for storage.



| BEDROOM 1

3.51m x 2.76m (11'5" x 9'0")

This spacious double bedroom has one window overlooking the front of the property, attractive neutral décor, built-in wardrobe units for storage, centre light fitting, radiator, and wooden flooring.



| BEDROOM 2

2.95m x 2.82m (9'6" x 9'2")

Another spacious double bedroom that has one window overlooking the side of the property, access into the eaves of the attic and built-in wardrobe units for storage, one radiator, one centre light fitting, and timber flooring.



| **BEDROOM 3**

3.28m x 2.76m (10'7" x 9'0")

Currently in use as a walk-in wardrobe, this bedroom has one Velux window overlooking the side of the property, built-in wardrobe units for storage, centre light fitting, radiator and wood flooring.



| **BEDROOM 4**

3.49m x 2.82m (11'4" x 9'2")

This bedroom has one window overlooking the front of the property, neutral décor, ample space for a single bed or desk, radiator, centre light fitting and wooden flooring.



| **BATHROOM**

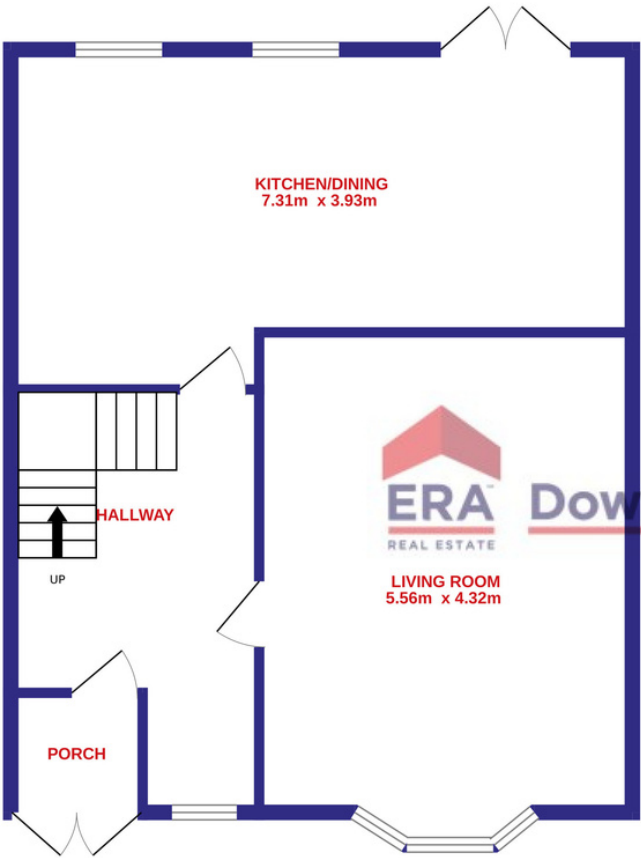
3.51m x 2.76m (11'5" x 9'0")

The bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira V electric shower. There is one window overlooking the side of the property, fully tiled walls and floor, centre light fitting, heated towel rail, and a wall-mounted light piece.

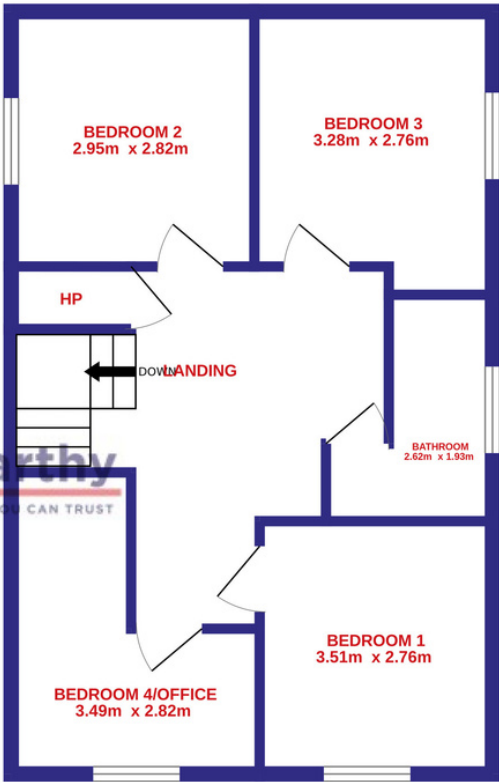


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR



The front of the property has a concrete driveway that can accommodate off street parking for one vehicle. Garden areas to either side are laid to lawn and immaculately maintained.

The rear of the property is enclosed with block built walls to the rear and fencing to either side. There is a high quality patio area completed in recent years, and a garden area which is laid to lawn.

| DIRECTIONS

Please see Eircode T45 EV67 for directions.



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