

8 Springmount Woods, Glanmire, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this truly stunning, A-Rated, and turnkey three bedroom semi-detached property located in this very popular, new residential development of Springmount Woods, Glanmire, Cork. The property benefits from spacious accommodation, high quality finishes, and its convenient setting close to a host of local amenities within Glanmire village including Crestfield shopping centre, primary and secondary schools, GAA clubs and more.

Accommodation consists of reception hallway, guest w.c, living room, and superb open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious double bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €450,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 119.46 Sq. M. / 1,286 Sq. Ft.
- Built in 2017
- BER A3 - BER No. 109523621
- Natural gas fired central heating
- Showhouse condition and immaculately presented throughout
- Three spacious double bedrooms upstairs
- Enclosed west facing rear garden which is not overlooked at the back and very private
- Off street parking for two cars
- Solar panels fitted for hot water
- EV charger point
- All services are supplied underground
- Overlooking a green area to the front
- Quiet and mature location
- Much sought after development
- Within walking distance to all amenities in Glanmire
- Data Cabling from outside is Fibre to the modem
- TV double outlets are installed at two locations in the main living room / TV double outlets are installed in all other rooms
- Data outlets are also installed in all rooms

| RECEPTION HALLWAY

5.29m x 2.09m (17'3" x 6'8")

A quality composite door with overhead canopy allows access into the reception hallway. The welcoming entrance hallway has very attractive neutral décor, one window overlooking the front of the property, one radiator, under stair storage, access to the electrical board and high quality tiled flooring. Solid doors lead to all rooms.



| GUEST W.C

1.56m x 1.46m (5'1" x 4'7")

The guest w.c features a two piece suite, a continuation of the high quality tile flooring, one frosted window overlooking the side of the property, a radiator, centre light fitting, and an extractor fan.



| LIVING ROOM

5.79m x 3.77m (18'9" x 12'3")

The living room has one large window overlooking the front of the property, allowing in extensive natural light. The living room has a feature fireplace with marble surround and stove insert, attractive neutral décor, plenty of space for a large suite of furniture, one centre light fitting, one radiator and solid wood flooring.



| OPEN PLAN KITCHEN/DINING ROOM

4.42m x 5.94m (14'5" x 19'4")

The superb open plan kitchen/dining area is beautifully presented with recessed spot lighting, one light fitting, a window overlooking the rear garden, and sliding glass doors allowing access to same. There is plenty of space for a dining table and/or a couch, one large radiator, and the room is finished with top quality tile flooring throughout.



The kitchen features solid fitted units at eye and floor level. extensive worktop counter, space for an oven/hob/extractor fan, space for a dishwasher, integrated double oven, and an integrated microwave. The gas boiler is also housed in the kitchen.



| STAIRS AND LANDING

3.42m x 2.06m (11'2" x 6'7")

The stairs and landing are fitted with carpet flooring throughout. The landing has one window overlooking the side of the property, one radiator, access into the hot press, and a Stira staircase allows access into the spacious and floored attic.



| BEDROOM 1

4.2m x 3.58m (13'7" x 11'7")

This spacious main bedroom has one window overlooking the front of the property, very well presented room with a built-in wardrobe unit for storage, centre light fitting, radiator and carpet flooring. A door allows access into the en suite bathroom.



| EN SUITE

0.95m x 2.67m (3'1" x 8'7")

The en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, fully tiled walls and floors, centre light fitting, wall-mounted light fitting, and a heated towel rail.



BEDROOM 2

4.74m x 2.95m (15'5" x 9'6")

Another generous sized double bedroom that has attractive neutral décor, one window overlooking the rear of the property, built-in wardrobe unit for storage, centre light fitting, radiator, and carpet flooring.



BEDROOM 3

3.53m x 2.93m (11'5" x 9'6")

This double bedroom has one window overlooking the rear of the property, a built-in wardrobe unit for storage, centre light fitting, radiator, attractive neutral décor, and carpet flooring.



MAIN BATHROOM

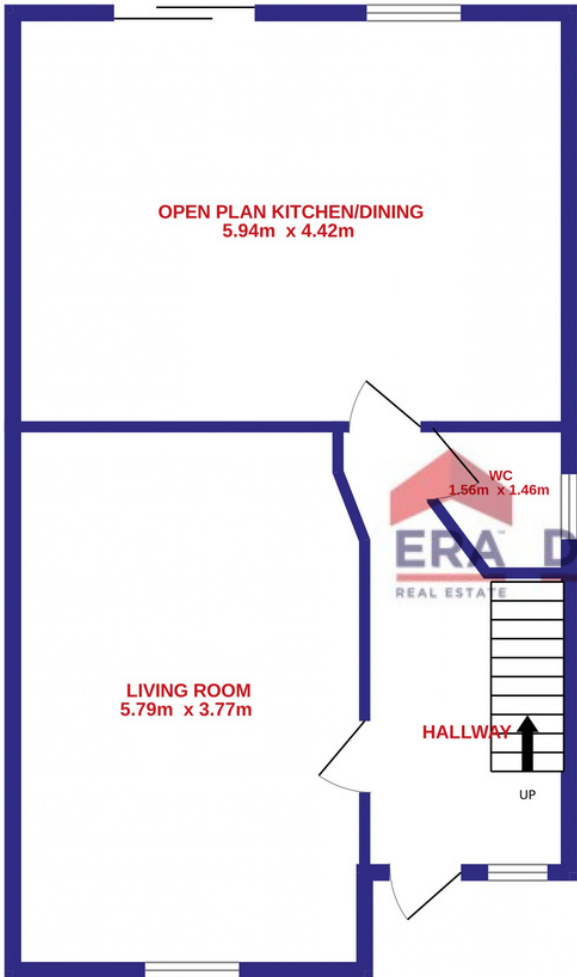
2.53m x 2.06m (8'3" x 6'7")

The main bathroom features a four piece suite including a mains operated shower fitted over the bath, one frosted window to the front of the property, fully tiled walls and floors, centre light fitting, a heated towel rail, and attractive décor.

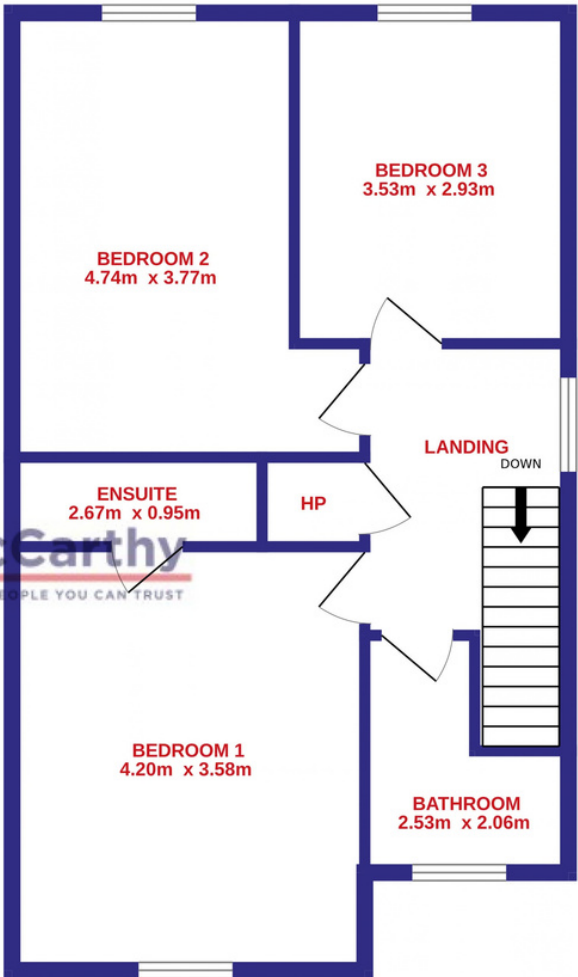


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

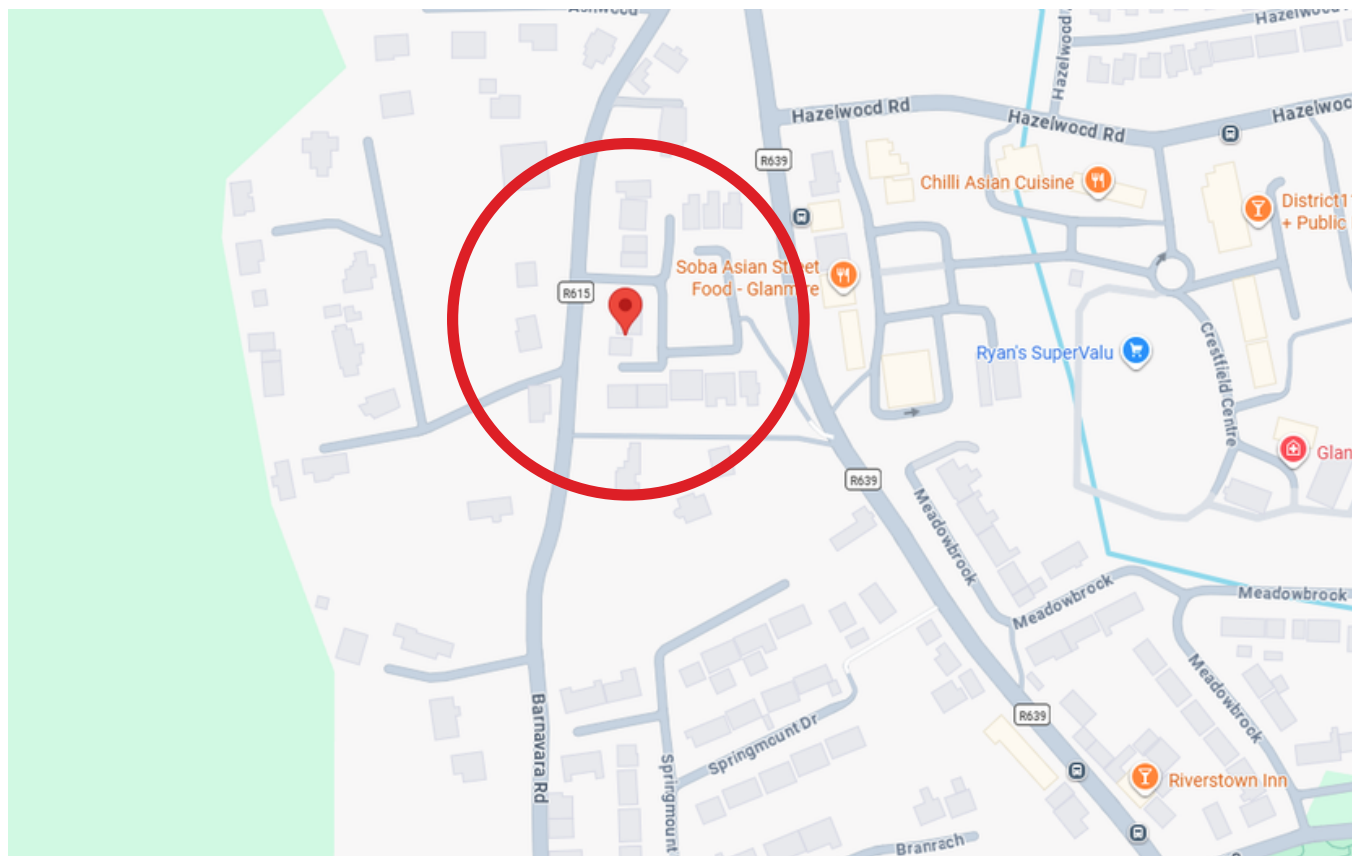


The front of the property is maintenance free, with a driveway that can accommodate off street parking for two vehicles, and a very well manicured garden area.

The rear of the property offers a timber decking area and a beautifully maintained garden that is fully enclosed with block built walls to the right and rear, and a fence to the left. Concrete footpaths lead up to an additional raised garden space, and there is a Barna shed which is shelved, and has electricity, so it is ideal for storage.

| DIRECTIONS

Please see Eircode T45 YK61 for directions.



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