

4 Clashduv Villas, Glasheen Road, Glasheen, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly located five bedroom semi-detached property, situated in a mature residential area off the Glasheen Road. The property benefits from its location close to a host of amenities including local schools, bus routes, bars, restaurants, The Lough, CUH, UCC, MTU and Wilton Shopping Centre.

Accommodation consists of reception hallway, bedroom 5, living/dining room, and kitchen on the ground floor. Upstairs the property offers four additional bedrooms and the main family bathroom.

AMV: €350,000

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 102 Sq. M. / 1,098 Sq. Ft.
- BER D
- Enclosed rear courtyard which is maintenance free
- Close proximity to UCC, CUH, MTU, Wilton Shopping Centre, The Lough, Cork city centre
- Close to a host of amenities including schools, shops, bars, restaurants
- On the 216 bus route
- Not rent capped

| RECEPTION HALLWAY

8.07m x 1.94

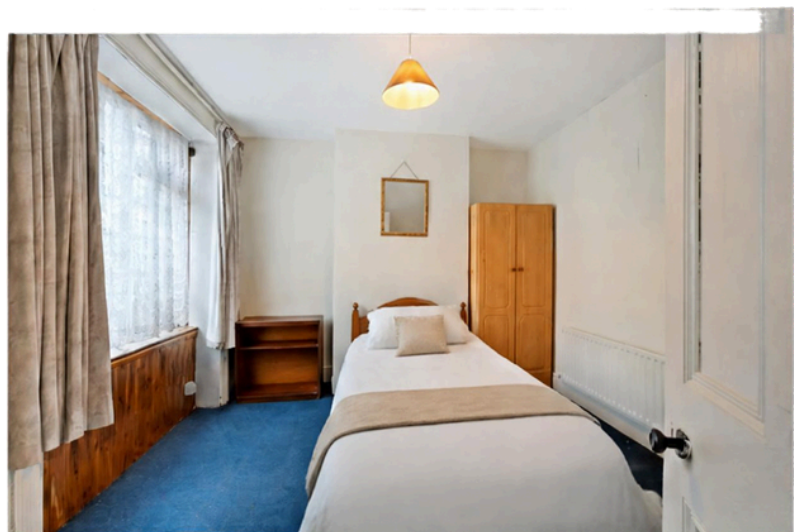
A PVC door with frosted glass panelling allows access into the reception hallway. The hallway has attractive tile flooring, two light fittings, one radiator, and access to under stair storage which has space for a fridge freezer and plumbing for a washing machine.



| BEDROOM 3

3.54m x 3.73m (11'6" x 12'2")

This versatile room has carpet flooring, one centre light piece, one window overlooking the front of the property, one radiator, and power points.



| LIVING/DINING ROOM

4.71m x 3.01m (15'4" x 9'8")

The living/dining room has vinyl flooring, a feature fireplace, one large radiator, one centre light piece, and one window overlooking the rear of the property with timber panelled surround.



| KITCHEN

2.48m x 2.74m (8'1" x 8'9")

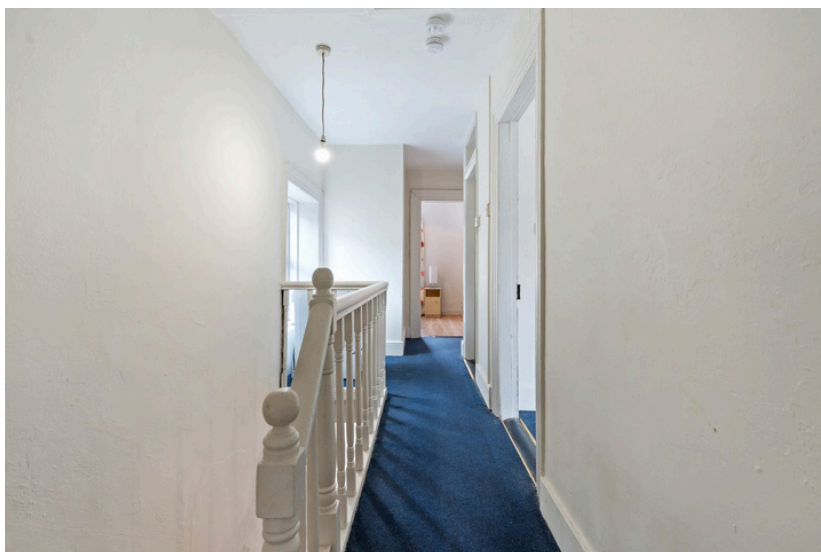
The kitchen has fitted units at eye and floor level, worktop counter, tile splashback, stainless steel sink, and an integrated oven/hob/extractor fan. The room has tile flooring, one centre light piece, one radiator, one window to the side of the property, access to storage, and a door allowing access to same.



| STAIRS AND LANDING

4.88m x 2.35m (16'0" x 7'7")

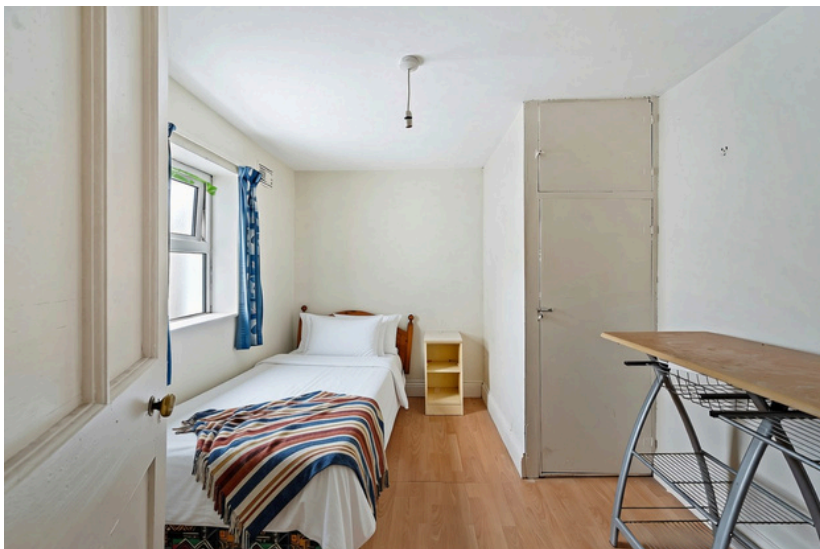
The stairs and landing are fitted with carpet flooring. The main landing has one window to the side of the property, an access hatch to the attic, neutral décor, and one centre light piece.



| BEDROOM 1

3.8m x 2.6m (12'4" x 8'5")

This spacious double bedroom has one large window to the front, a feature fireplace, carpet flooring, one radiator, one centre light piece, and one power point.



| BEDROOM 2

2.87m x 3.07m (9'4" x 10'0")

This double bedroom has one window to the rear, carpet flooring, one radiator, one centre light piece, and one power point.



| BEDROOM 3

3.25m x 2.74m (10'6" x 8'9")

This bedroom has one window to the side of the property, carpet flooring, one radiator, one centre light piece, access to the hot press, and one power point.



| BEDROOM 4

3.23m x 2.35m (10'5" x 7'7")

This single bedroom has one window to the front of the property, laminate flooring, one radiator, one centre light piece, and one power point.



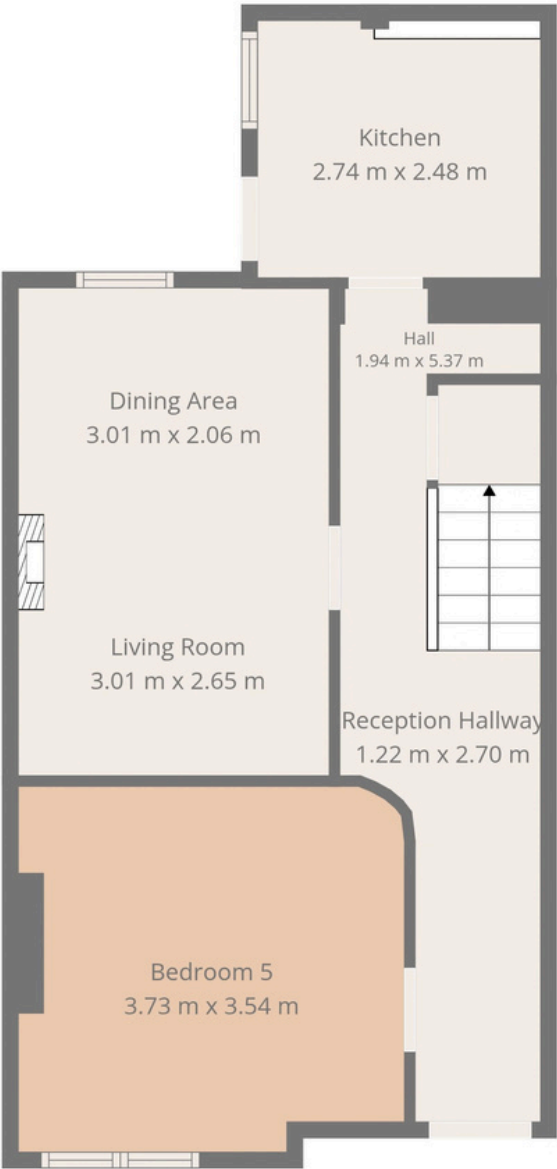
| BATHROOM

1.5m x 3.07m (4'9" x 10'0")

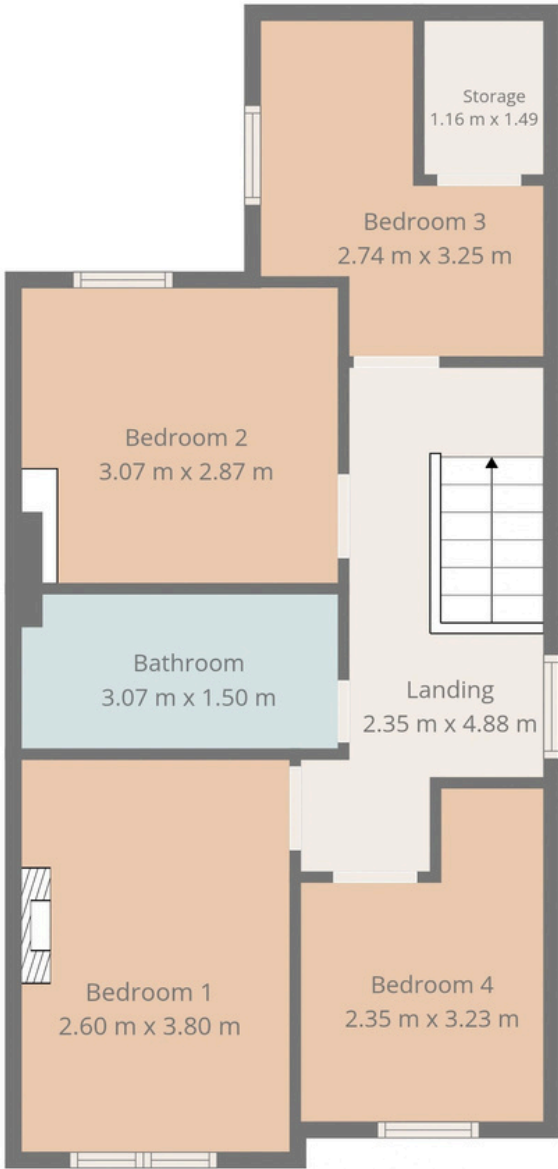
The main bathroom features a three piece suite including a Mira Jump electric shower, vinyl flooring, one centre light piece, and one large radiator.



| FLOOR PLAN



1st Floor



2nd Floor

| GARDENS AND EXTERIOR



The front of the property is accessed via a cast iron gate off Glasheen Road. The area offers parking.

A side gate allows access to the rear.

The rear of the property has a maintenance free rear courtyard which is enclosed and laid with gravel.

| DIRECTIONS

Please see Eircode T12 X9C4 for directions.



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