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12 The Cedars, Glounthaune, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this exceptionally spacious four/five bedroom detached residence positioned on a sunny south facing site, ideally located within the highly sought after development of The Cedars, Glounthaune. Located within a short stroll from Glounthaune village, the property enjoys easy access to a range of local amenities, including a regular rail service from Midleton to Cork city centre.

The accommodation is well laid out and comprises a welcoming reception hallway, guest w.c., living room, and a stunning open plan kitchen/dining/living area designed for modern family living. Additional ground floor features include a utility room, pantry, boot room, and a versatile family room which may also serve as a fifth bedroom or home office if required. Upstairs, the property boasts four generously sized double bedrooms, two with en suite bathrooms, and the main family bathroom.

AMV: €695,000

BER A2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 171 Sq. M. / 1,841 Sq. Ft.
- Built in 2021
- BER A2
- Air-to-water heating system
- Four spacious double bedrooms – option of a fifth bedroom on ground floor
- Spectacular open plan kitchen/dining/living area
- Superb south facing rear garden and magnificent limestone patio area
- Quiet residential location
- A short drive to Glounthaune train station which travels to Midleton and Cork city centre
- Easy access to all essential and recreational amenities in Little Island, Carrigtwohill, Glanmire
- Easy access to M8, N25 and N40 road networks

| RECEPTION HALLWAY

4.9m x 2.31m (16'0" x 7'5")

A composite front door complemented by stained glass side panels and a central feature panel allows access to the superb main reception hallway. This impressive space boasts feature tile flooring, superb 2.7m high ceilings, and attractive décor. The hallway has recessed spot lighting, two power points and extensive under stair storage. From the hallway, a door leads to a guest w.c. and a convenient boot room.



| GUEST W.C

The guest w.c features a modern two piece suite and is finished to a high standard, featuring tile flooring, recessed spot lighting, an extractor fan and a wall mounted mirror with integrated lighting.



| STORAGE ROOM/BOOT ROOM

1.58m x 1.36m (5'1" x 4'4")

Located just off the main reception hallway, this versatile room lends itself to a variety of uses. The space features tile flooring, one centre light piece, and a smoke alarm.

| LIVING ROOM

4.63m x 3.57m (15'1" x 11'7")

The superb main living room has a feature bay window to the front of the property, complete with a Venetian blind. The room is finished to a high standard, with magnificent timber flooring and quality décor throughout. Additional features include eight power points, two television points, and a thermostat control for the heating.



| OPEN PLAN KITCHEN/DINING/LIVING

7.91m x 8.71m (25'9" x 28'5")

This spectacular and light filled open plan kitchen/dining/living area forms the true heart of the family home. The impressive triple aspect space enjoys an abundance of natural light, with two windows to the rear, two to the side, and sliding glass doors opening onto a magnificent limestone patio area.



The kitchen is beautifully appointed with modern units at eye and floor level in an L-shape with extensive worktop counter space. Th kitchen has and a bowl and a half sink, and integrated appliances to include a double oven, hob, extractor fan, dishwasher, fridge freezer, and concealed bin storage.

The room has recessed spot lighting, two feature light fittings above a striking central island, and tile flooring. The dining area offers extensive dining space complete with a feature light piece, fourteen power points, and a thermostat control for the heating.



The superb living area benefits from sunny south-westerly and easterly aspects, allowing natural daylight to flood the space throughout the day. Additional features include recessed spot lighting, neutral décor, eight power points, and two television points.



| UTILITY ROOM

Located just off the kitchen/dining area, the utility room features tile flooring, raised units housing the washing machine and dryer, and ample storage. A composite door with glass panelling provides access to the side of the property.



| PANTRY

1.57m x 2.07m (5'1" x 6'7")

This superb and fully equipped pantry offers excellent additional storage and workspace. It features units at eye and floor level, complemented by extensive worktop counter space. The room is complete with one centre light piece and two power points.



| FAMILY ROOM/BEDROOM 5 /STUDY

3.47m x 2.59m (11'3" x 8'4")

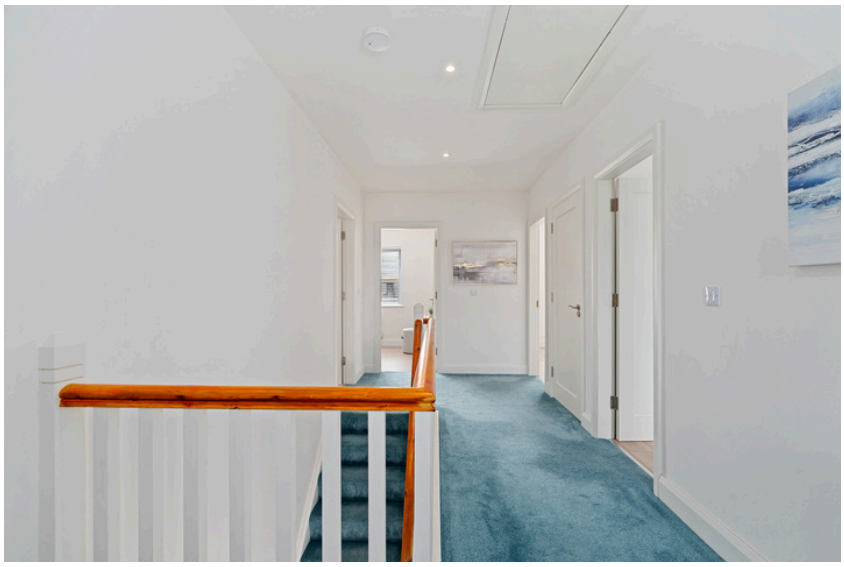
Located on the ground floor, this versatile room can accommodate a variety of uses, including a home office, study, playroom, or additional bedroom. The space has one window to the front of the property, complete with a Venetian blind, along with impressive timber flooring and attractive décor. There are six power points, one telephone point, and one centre light piece.



| STAIRS AND LANDING

6.1m x 2.28m (20'0" x 7'4")

The stairs and landing are fully carpeted throughout. The main landing is bright and spacious, featuring one window to the front of the property and a Stira staircase providing access to the attic. Additional features include recessed spot lighting, one large radiator, two power points, and a walk-in storage area.



| BEDROOM 1
3.85m x 3.59m (12'6" x 11'7")



The magnificent and spacious main bedroom is beautifully presented, featuring high quality timber flooring and attractive décor throughout. A sliding door to the front of the property opens onto a superb, fully enclosed balcony. The room has impressive Sliderobe fitted units, one large radiator, one centre light piece, eight power points, and one television point. A door allows access to the en suite bathroom.

| EN SUITE 1
1.01m x 2.54m (3'3" x 8'3")



The en suite features a three piece suite, including a spacious corner shower area with a mains operated shower. The room is finished with impressive floor and wall tiling, and benefits from a window to the side of the property providing natural light. Additional features include a wall-mounted light fitting, recessed spot lighting, an extractor fan, and a stainless steel heated towel rail.

| BEDROOM 2
3.57m x 3.59m (11'7" x 11'7")



This large double bedroom has one window to the rear of the property, complete with a Venetian blind. The room is finished with impressive timber flooring and attractive neutral décor throughout. Additional features include six power points and one centre light fitting. A door allow access to the second en suite bathroom.

| EN SUITE 2

2.46m x 1.01m (8'0" x 3'3")

The en suite features a three piece suite, including a spacious corner shower area with a mains operated shower. The room has impressive floor and wall tiling, one window to the rear, one wall-mounted light fitting, recessed spot lighting, an extractor fan, and a stainless steel heated towel rail.



| BEDROOM 3

3.05m x 3.86m (10'0" x 12'6")

This large double bedroom has one window to the rear of the property, complete with a Venetian blind. The room has high quality timber flooring, six power points, one centre light piece, and one radiator.



| BEDROOM 4

3.66m x 2.56m (12'0" x 8'3")

Another large double bedroom features a window to the front of the property, complete with a Venetian blind. The room is finished with high quality timber flooring and has six power points, one centre light piece, and one radiator.



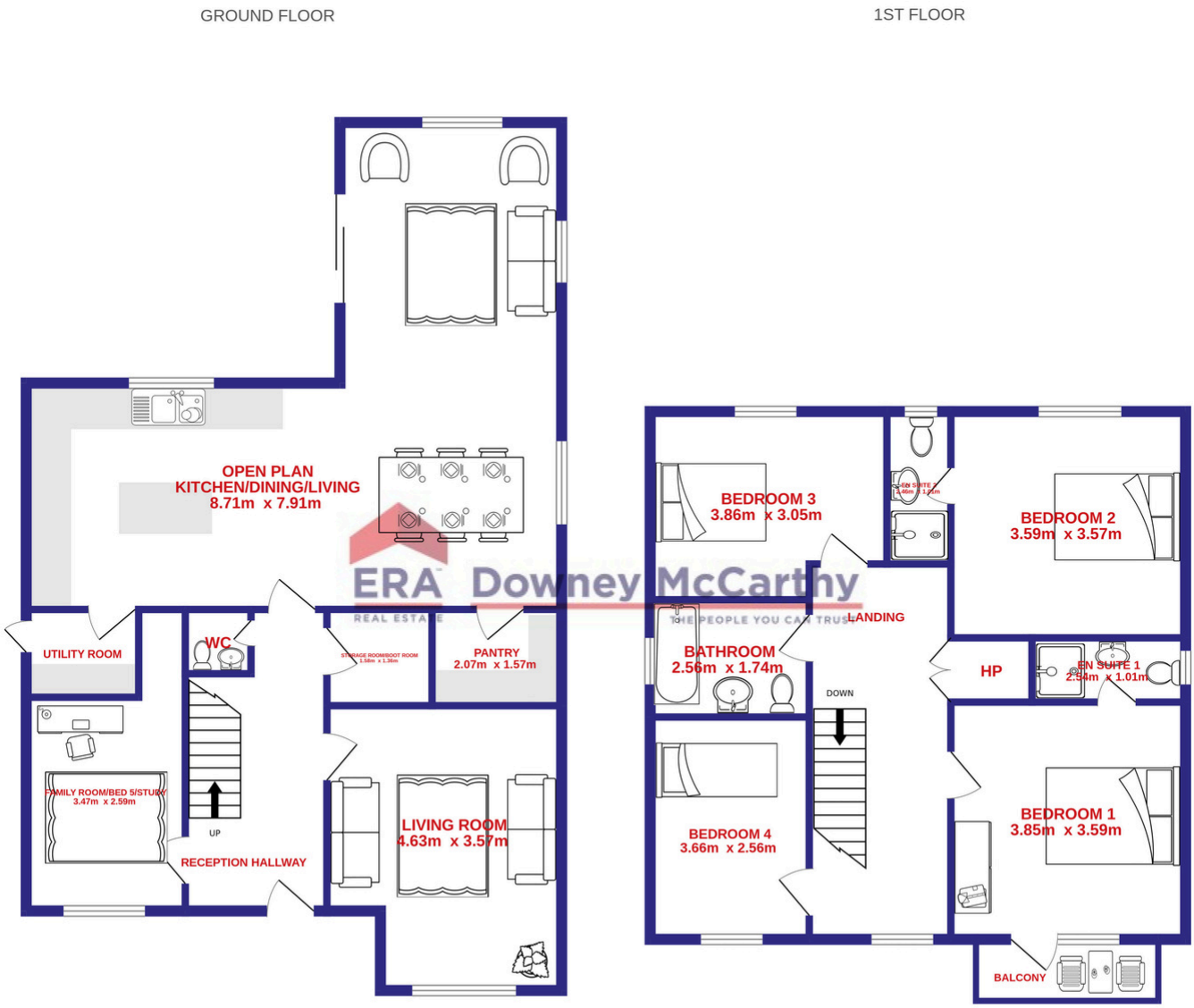
| MAIN BATHROOM

1.74m x 2.56m (5'7" x 8'3")

The main family bathroom features a four piece suite, including a bath with a mains operated shower fitted overhead. The room is finished with impressive floor and wall tiling and has one window to the side of the property, a vertical radiator, a wall-mounted light fitting, recessed spot lighting, and a vanity unit with integrated storage.



| FLOOR PLAN



| GARDENS AND EXTERIOR





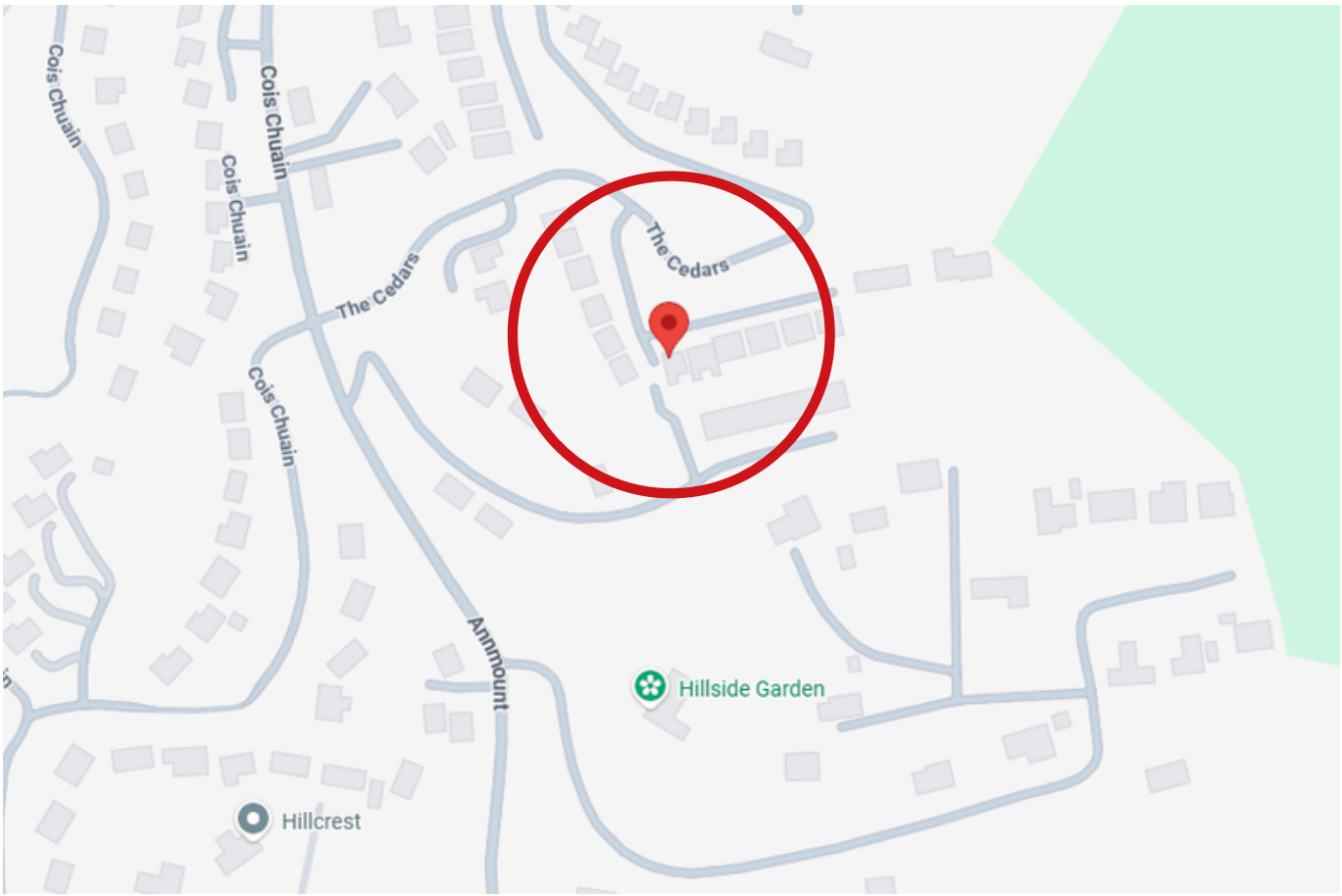



The front of the property boasts an impressive façade, featuring a smooth plaster and limestone finish. A cobblelock driveway provides off street parking for two to three vehicles, complemented by mature shrubs and plants. Secure composite gates on both sides of the property offer access to the enclosed rear garden.

The rear of the property enjoys a spectacular south facing garden, which is fully enclosed for privacy. A superb limestone patio extends from the kitchen/dining/living area, creating an ideal space for outdoor entertaining. The remainder of the garden is laid in lawn and bordered by mature shrubs and trees. Additional features include a Steeltech shed on a concrete base for ample storage, a low maintenance pebble dash exterior, as well as external lighting, power points, and an outdoor tap.

| DIRECTIONS

Please see Eircode T45 PH01 for directions.



| ALL ENQUIRIES TO:

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