

Templeisque, Buckleary's Cross, Sarsfield Court, Glanmire, Cork **BER E2**



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this beautifully presented, modern 4 double bedroom detached bungalow in the much sought after location of Sarsfield Court, Glanmire. Rarely do properties come to the market in the area and this property is sure to attract interest from a broad spectrum of the market.



€395,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.98m x 1.61m

A bright and spacious reception hallway has attractive décor throughout including high quality solid oak timber flooring. A dado rail surrounding the area and there is one centre light piece, one smoke alarm, one power point and one phone point.



- Living Room 3.91m x 4.68m

A superb living area has one window to the front of the property which includes a roller blind, curtain rail and a set of curtains. The room has attractive décor with high quality walnut laminate timber flooring. The room has attractive coving, one centre light piece, a cast iron fire place with a tile inlay and mahogany surround. There is one large radiator, six power points, one television point, one telephone point and a door from the room allows access to the kitchen/dining area.



- Family Room 3.33m x 5.21m

A magnificent second living area has a sliding door to the rear sun room which includes a curtain rail and curtains. The room has high quality laminate timber flooring and attractive décor which includes coving surrounding the ceiling and centre light piece. The room has an open fire place with mahogany surround, one smoke alarm, two centre light piece, two large radiators, five power points and one television point.



- Kitchen/Dining

7.53m x 3.18m

A spacious open plan kitchen/dining area offers a dual aspect with one window to the rear of the property and one window to the front of the property both including roller blinds and the front window includes curtain rail and curtain. The kitchen area has a modern fitted kitchen with hand-painted units at eye and floor level in a U shape with extensive worktop counter space and accompanying tile splash back. There is one window to the side of the property with pelmet and blind and one centre light piece. The kitchen includes impressive modern floor tiles, an integrated double oven, hob, extractor fan, washing machine, microwave, dishwasher, fridge freezer and a stainless steel sink with a drainer unit.



An open archway allows access to the dining area which has a continuation of the tile flooring from the kitchen. There's one large radiator and beautiful modern built-in display cabinets with an integrated wine rack. An aluminium door with glass centre paneling allows access to the side of the property and the room is finished with attractive décor, one centre light piece and fifteen power points.



- Sun Room

5.27m x 3.84m

Accessed off the family room, this fantastic living space overlooks the rear of the property. The room has a vaulted ceiling with two velux windows, timber paneling and recess spot lighting. There is semi-solid oak timber flooring, attractive décor, one radiator, four power points and double doors from the sun room allow access to a superb rear patio area.



- Main Hallway

4.28m x 1.0m

The main hallway has neutral attractive décor throughout which includes solid oak timber flooring. A Dado rails surrounds the entire area and there are two centre light piece, one smoke alarm, one radiator, one power point and access to the bedrooms and bathroom are located from here.



- Bedroom 1 4.3m x 3.51m

The main bedroom has one window to the front of the property overlooking the front garden including a roller blind, curtain rail and one set of curtains. The room has carpet flooring, attractive décor, one centre light piece, one large radiator, four power points and one telephone point. A door from the room allows access to an en suite bathroom.



- En Suite 2.51m x 1.62m

The en suite bathroom features a two piece suite with a large corner shower area. There is modern impressive tiling from the floor to ceiling, one velux window to the side of the property, recess spot lighting and one radiator. A door off the en suite allows access to the walk in wardrobe.



- Walk In Wardrobe

This area has vinyl floor covering, one centre light piece, wall-mounted shelving and rails.

- Bedroom 2 4.57m x 2.96m

A large double bedroom has one window to the rear of the property overlooking the garden with the window including one roller blind, a curtain rail and one set of curtains. The room has carpet flooring, neutral décor, one large radiator, one centre light piece, four power points and a door from the room allows access to the en suite bathroom.



- En Suite

2.37m x 1.61m

This en suite bathroom features impressive tiling from floor to ceiling. There is a two piece suite with a pump action corner shower, one window to the rear of the property, one radiator and recess spot lighting.



- Bedroom 3

2.75m x 3.5m

A large double bedroom has one window to the rear of the property including roller blind, curtain rail and curtain. The room has carpet flooring, attractive décor, one centre light piece, one large radiator and three power points.



- Bedroom 4 1.87m x 2.68m

A large double bedroom has one window to the front of the property which includes a roller blind, curtain rail and curtains. The room has carpet flooring, attractive décor, one large radiator, one centre light piece and two power points.



- Family Bathroom 3.29m x 1.73m

The family bathroom features a three piece suite with modern tiling from the floor to ceiling. There is one window to the rear of the property, one radiator, one centre light piece, and situated over the bath is a Mira Elite 2 electric shower. The room has built in storage under the sink and one wall mounted mirror with integrated lighting and shelving. There is access to the attic and hot press area which is shelved for storage.



Features

- Approx. 1700 Sq Ft
- Approx. 0.54 acres site
- E2 BER Rating
- Built C. 1975
- Double glazed windows
- Oil fired central heating
- Beautiful rear sunroom overlooking the rear garden
- Four double bedrooms
- Two en suite bathrooms
- Stylish modern décor
- Tarmac Adam driveway

- Superb rear patio area
- Ideal family home
- 5 minutes drive to Glanmire, 15 minute to Cork city centre
- Adjacent to the M8 Cork to Dublin Motorway
- Detached garage
- Septic tank and private water

Directions

From Cork city head to Glanmire and continue to Sallybrook. Pass on The Brook Inn and Grandons Toyota dealership and take the next left hand turn in the direction of Sarsfields Court. From here continue on the road until you come to Bucklearys Cross. Proceed straight through the cross and the house is the 4th house on the left hand side with an ERA Downey McCarthy sign displayed.

Outside



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