

## 34 Marwood Lawn, Glanmire, Cork




Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this immaculately maintained modern three bedroom semi-detached property which benefits from the addition of a large sunroom built to the rear of the property. The property offers attractive decor throughout which includes high quality flooring, a modern fitted kitchen and 2 newly renovated bathroom suites.



€265,000

PSRA Licence No. 002584

## Accommodation

- Reception Porch & Hallway 5.28m x 1.8m  
Double doors allow access to a porch area with attractive tile flooring which in turn leads to a solid teak door with attractive side paneling.  
  
A fantastic bright and spacious hallway offers attractive décor including high quality tile flooring. The area has one centre light piece, one smoke alarm, one radiator, two power points, one phone point and one thermostat control for the heating. Located off the hallway is a versatile walk-in storage area and under stair storage.
  - Guest W.C  
The Guest W.C features a two piece suite. The area has tile flooring, one centre light piece and one extractor fan.
  - Living Room 4.72m x 3.47m  
Double doors with glass paneling allow access into the living room from the hallway. This magnificent room a window overlooking the front of the property which includes venetian blinds, a curtain rail and curtains. The room has attractive décor with high quality solid oak timber flooring. There is an open fireplace with timber surround and granite hearth, one large radiator, seven power points and one television point.
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- The photograph shows a well-lit living room with light-colored wooden flooring. A red sofa is positioned against a white wall, flanked by two side tables with lamps. A fireplace with a dark surround and a granite hearth is visible on the left. A television is mounted on the wall to the left of the fireplace. The room has a warm and inviting atmosphere.
- Kitchen 4.8m x 2.27m  
The kitchen features modern fitted units in an L shape with extensive worktop counter space together with a tiled splash back. There is one window to the rear of the property with roller blind. The kitchen includes an integrated oven, hob and extractor fan, plumbing for a washing machine and dishwasher and space for a fridge freezer. The area offers one centre light piece, one large radiator, attractive décor and 11 power points. An open arch from the kitchen allows access to a formal dining room.



- Dining Room 3.63m x 2.98m

A magnificent dining room located off the kitchen is finished with high quality solid oak timber flooring and recess spot lighting. The room has one large radiator and three power points. Double doors with glass paneling allow access from the dining room to the extended sun room.

- Sun Room 4.2m x 2.58m

A recent addition to the property this superb room offers an extra dimension of living space to this superb family home. The room is flooded with natural light from its dual aspect and has been lavishly finished with recess spot lighting, attractive flooring, one large radiator, six power points and one phone point. A PVC door with glass paneling allows access to the rear garden.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing area has one centre light piece, one radiator, one thermostat control for the heating and a hot press area which is shelved for storage. A stira staircase allows access to the attic which is partly floored for storage.

- Bedroom 1 3.72m x 3.32m

A magnificent main bedroom is positioned to the rear of the property and boasts superb views over the surrounding countryside from the properties elevated site. The room has carpet flooring, modern stylish décor and impressive built-in units. Features include four power points, one radiator and a door from the room allows access to an en suite bathroom.



- En Suite 

A newly refurbished en suite bathroom has a two piece suite and a corner shower area that incorporates a bristan electric shower. There is attractive modern tiling throughout, one centre light piece and one window to the side of the property.
- Bedroom 2 3.61m x 3.32m

A magnificent double bedroom has one window to the front of the property including venetian blinds, a curtain rail and curtains. The room has solid timber flooring which has been sanded and varnished to a high quality finish. There is one centre light piece, one large radiator and four power points.
- Bedroom 3 2.41m x 2.41m

A large single room has one window to the front of the property with venetian blinds, a curtain rail and curtains. The room has solid wooden flooring, one large radiator, one wall mounted light piece, one centre light piece, two power points and a phone point.
- Main Bathroom 2.24m x 1.9m

A newly renovated family bathroom has a three piece suite with modern tiling surrounding the bath. There is one window to the rear of the property, one centre light piece, one large radiator and a wall mounted shelf.

## Features

- BER to be confirmed \*\*
- Built in 2001
- Large rear sun room
- Gas fired central heating
- Double glazed windows
- Newly refurbished family and en suite bathrooms
- Modern fitted kitchen
- Landscaped rear garden with superb patio area
- Off street parking for one car

## Directions

Please use Eircode T45CD52 or refer to the exact location of the property on the attached map.



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