



**DOWNEY Mc CARTHY**

*"Advice for the times we live in"*

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*For Sale*



*60 Heathervue  
Glanmire  
Cork*

*Impressive 3 bed duplex apartment*

*Asking Price : €215,000*

**Ref :R01167**

## Property Type

This is a spacious three bed duplex located in the much sought after area of Heathervue in Glanmire. The property offers spacious living accommodation including an entrance hallway, large living room with a sliding door leading to a balcony, a modern fitted kitchen with a spacious dining area, three generous sized bedrooms, one en-suite and a main family bathroom.

## Location

Glanmire over the past number of year has established itself as one of Cork's most prominent suburban locations. This is largely due to its extensive range of bars, restaurants, community centres and sporting and family activities, all of which would be ideal for convenient family living. Heathervue comprises of only a small number of units on an elevated site overlooking a beautiful valley area. No. 60 is conveniently located at the end of the development and does not endure through traffic.

## Directions

From the City Centre heading towards Glanmire pass through Riverstown village and proceed to Riverstown cross. At the traffic lights turn left proceeding up the hill. Take the first left heading into the Heathervue development and take your first turning left upon entering the development. Proceed down to the end of the hill and No. 60 is located on your right hand side with an ERA Downey McCarthy sign displayed.

## Features

Approx 1,100 Sq.Ft	En-Suite bathroom
Ample living space throughout	Gas fired central heating
Modern neutral decor	Wired for alarm
Large South facing balcony to the rear	Modern fitted kitchen
Generous sized bedrooms	Ideal first time buy

## Outside

Step leads from the allocated parking directly to the front door. The property has a large rear balcony which is South facing and endures sunlight all day long.

## Accommodation :

### Entrance hallway

Steps from the main footpath leads up to a solid teak door which allows access through to the main entrance hallway. The hallway has one window to the side of the property, one telephone point, one radiator, two centre light pieces, two power points and extensive under stairs storage.

### Kitchen/dining room 5.02 x 4.10 Metres (16'6``x 13'5``)

A doorway from the main hallway allows access into the kitchen/dining area. This is a fantastic open plan room features modern solid pine fitted units throughout at both eye and floor level. The area has an extensive worktop counter and there is one large window that looks to the front of the property including an attractive pelmet. There is tiled flooring throughout, an integrated oven/hob and extractor fan, a washing machine, dish washer and fridge freezer - All appliances are included in the sale. The room offer ample dining space and there are two centre light pieces, one large radiator, twelve power points throughout and an open archway leads through to the main living room.

### **Living Room**

**3.99 x 6.03 Metres (13'1''x 19'9'')**

This is a stunning bright open plan room which is flooded with natural light, owing to the large window and sliding doors to the rear of the property which include one curtain rail and one set of curtains. The sliding doors allow access onto an enclosed secure balcony area which would be ideal for Summer entertaining. The room has been finished with neutral decor, carpet flooring, one large radiator, two centre light pieces, six power points and one television point.

### **Stairs and landing**

The stairs and landing have been fitted with carpet flooring throughout. At the top of the landing there are two centre light pieces and one smoke alarm.

### **Main Bathroom**

**2.22 x 2.10 Metres (7'3''x 6'11'')**

The main family bathroom has a three piece suite and impressive tiling both on the floor and surrounding the bath area. There is one window to the side of the property including one curtain rail, one centre light piece and one small radiator.

### **Master Bedroom**

**4.03 x 4.11 Metres (13'3''x 13'6'')**

This is a spacious double room which has one large window that looks to the rear of the property and includes one roller blind, one curtain rail and one set of curtains. The room has solid timber flooring which has been sanded and varnished to a high quality finish and there is an impressive array of built-in units from floor to ceiling. The room has one centre light piece, one large radiator, four power points and attractive decor throughout.

### **En-Suite**

This generous sized en-suite bathroom has a two piece suite and a shower area with a pump action shower. The room has one centre light piece, one Velux window, tiled flooring, one radiator and attractive modern tiling surrounding both the shower and sink areas.

### **Bedroom 2**

**4.26 x 3.12 Metres (13'0''x 10'3'')**

This large double room is located to the front of the property and has one large window that includes one curtain rail and one set of curtains. The room has solid timber flooring, one large radiator, four power points, one centre light piece and attractive decor throughout.

### **Bedroom 3**

**4.26 x 2.83 Metres (13'0''x 9'3'')**

This generous sized single room has one window looking to the front of the property including one roller blind. The room has solid timber flooring, one large radiator, one centre light piece, two power points and access to the attic can be gained from here.