

## 93 Ros Ard, Upper Glanmire, Glanmire, Cork.

**BER C1**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately presented three bedroom end of terrace property positioned on a large west facing site within a quiet cul de sac in the much sought-after development of Ros Ard, Upper Glanmire.



€235,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.68m x 2.60m

A solid teak door allows access to the reception hallway.

A fantastic spacious hallway offers luxurious décor throughout which includes high quality solid oak timber flooring. The area has one centre light piece, one smoke alarm and one window to the front of the property with blind. There is an alarm control point, two power points, two telephone points and one radiator.

- Guest W.C

The guest W.C has a two piece suite. Features include tile flooring, one centre light piece, one extractor fan and wall mounted shelving.

- Living Room 4m x 3.6m

A superb living room has two windows to the front of the property both of which include curtain rails, curtains and a roller blind. The room has stylish décor with solid oak timber flooring and an impressive cast iron fireplace with timber surround and granite hearth. The room has one centre light piece, one radiator, one radiator cover, eight power points, one television point and one telephone point.



- Kitchen/Dining 2.9m x 6.5m

A fantastic open plan room is flooded with natural light due to the West-facing aspect of the property. The room includes one window to the rear of the property with roller blind and double doors which allow access to the rear garden.

The kitchen has been decorated and offers high quality tile flooring. The L shaped fitted kitchen has units at eye and floor level finished in a Prague ivory colour scheme with a contrasting walnut worktop counter and tile splash back. The kitchen includes an integrated oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel bowl and a half sink and plumbing for a washing machine. The room offers extensive dining space, features two centre light piece, seventeen power points and one radiator.



- Stairs and Landing

The stairs and landing have been finished with carpet flooring. The landing has one centre light piece, one smoke alarm, two power points and a Stira staircase allows access to the attic.

- Bedroom 1                      2.70m x 4m

A superb double bedroom has two large windows overlooking the rear of the property, both including roller blinds, curtain rails and curtains. The room has magnificent décor with carpet flooring and built-in units from floor to ceiling which add extensive storage space. There is one centre light piece, one large radiator, six power points and one thermostat control for the heating.

A door from the room allows access to a en suite bathroom.



- En Suite

The en suite bathrom features a two piece suite with Mira Go electric shower. The room has impressive tiling on the floor and surrounding the shower area. Features include one window to the side of the property with roller blind, one centre light piece, one extractor fan, one wall mounted light piece and one radiator.

- Bedroom 2                      2.9m x 3.60m

This large double bedroom has two windows overlooking the front of the property giving superb views over the surrounding countryside. Both windows include roller blinds, curtain rails and curtains. The room has attractive décor with carpet flooring and built-in units from floor to ceiling. There is one large radiator, one centre light piece and four power points.


- Bedroom 3 2.70m x 2.30m A generous sized single room has one window to the rear of the property with a roman blind and roller blind. The room has carpet flooring, one centre light piece, built-in units from floor to ceiling, four power points, one radiator and one phone point.
- Main Bathroom 2.80m x 1.60m A superb family bathroom features a three piece suite and modern luxurious tiling from floor to ceiling. The room has one window to the front of the property with roller blind, one radiator, one centre light piece, one wall mounted light piece and one extractor fan. The area has a cleverly disguised hot press area which is shelved for storage.

### Features

- Approx. 995 ft<sup>2</sup> approx.
- Modern décor
- Superb fitted kitchen with integrated appliances
- Modern tiling
- Top class joinery finish throughout to include oak timber flooring on ground floor
- Large west-facing rear garden
- Close to all amenities including schools and shops
- Approx. 15 minute drive to Cork City Centre
- Alarmed

### Directions

Please see Eircode T23 V051 for directions or exact location of the property on the map above.

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