

3 The View, Gleann Na Ri, Blarney, Cork City **BER D1**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this modern, three bedroom semi-detached property positioned on a large corner site with the benefit of full planning permission for a single storey extension and overlooking a large green area within the much-acclaimed development of Gleann Na Ri, Blarney.



AMV: €245,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.4m x 1.8m

A timber door with glass centre and side panelling allows access to the main reception hallway which has tile flooring and attractive décor. There is one radiator, two power points, extensive under stair storage, one centre light fitting, one alarm control point and one telephone point.

- Living Room 4.4m x 3.0m

A superbly presented main living room has semi-solid oak timber flooring. The room has one window overlooking the front of the property with a curtain rail and curtains. Other features include coving, one centre light fitting, an open fireplace, one radiator, five power points, one telephone point and double doors at the rear of the room allow access to the kitchen/dining area.



- Kitchen/Dining 4.0m x 5.0m

A superb open plan kitchen/dining area features units at eye and floor level in an L-shape with extensive worktop counter and a tiled splash back. The room has tile flooring, an integrated oven, hob and extractor fan, plumbing for a dishwasher, and space for a fridge freezer. Other features include a window to the rear of the property, a door to the side, two light fittings, one radiator, eleven power points and sliding doors allowing access to the patio area and rear garden.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one centre light fitting, a hot press area which is shelved for storage and one window to the side of the property with a curtain rail and curtains.

- Bedroom 1 4.0m x 2.8m

A spacious double bedroom has one window to the front of the property including a net blind, a curtain rail and curtains. The room has impressive décor with semi-solid oak timber flooring, built-in units from floor to ceiling, one large radiator, one centre light fitting, four power points and one radiator.



- Bedroom 2 3.8m x 2.8m

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has semi-solid oak timber flooring, attractive décor, Sliderobe fitted units, one centre light fitting, one radiator and two power points.



- Bedroom 3 2.8m x 2.3m

A large single room has one window to the rear of the property. Features include semi-solid oak timber flooring, one centre light fitting, one radiator, and two power points.



- Main Bathroom 2.3m x 2.0m

The family bathroom features a three piece suite with Triton T80XR electric shower fitted over the bath. Features include a frosted window overlooking the front of the property, one centre light fitting, one radiator and an access hatch for the attic.

Features

- Extra large corner site with FPP for a single storey extension adding a downstairs toilet & utility room
- Ideal first time buyer home
- Quiet cul de sac fronting onto a large green area
- Approx. 84 Sq. M / 900 Sq. Ft
- BER D1
- Year Built 1991
- Gas Fired Central Heating
- Double glazed windows
- 10 Minute walk to Blarney
- Close to all local amenities
- Top quality flooring

Directions

Please see Eircode T23 E190 for directions



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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