

4 Sandymount Avenue, Glasheen, Cork

BER C2



ERA Downey McCarthy are delighted to present to the market this superbly maintained four/five bedroom semi detached property situated in one of Corks most prestigious residential areas. The property is also positioned on a superb private site.



€295,000

PSRA Licence No. 002584

Accommodation

- Hallway 4.85m x 3.15m

An open porch allows access to a teak door with centre and side glass panelling.

The bright spacious hallway has carpet flooring throughout. The area has one centre light piece, one smoke alarm, one radiator, one power point, one phone point and a doorway off the hallway allows access to under stairs storage. This area has two power points, one centre light piece and plumbing for a dryer.

- Living Room 3.61m x 4.33m

The spacious living room has one window to the front of the property. The room has carpet flooring, one centre light piece, a fire place with a gas insert, three power points, one tv point and one radiator.

- Dining Room/Bedroom 3.92m x 3.43m
5

This versatile room could serve a multitude of uses. The room is currently been used as a fifth bedroom within the property but could also be used as a formal dining room or second living room. The room has one large window to the rear of the property. There is impressive solid timber flooring, one centre light piece, one large radiator, 2 power points and the room has a plumbed sink with a tile splash back and storage.



- Kitchen/Dining Area 4.36m x 3.05m

This large extended kitchen/dining area has a solid oak fitted kitchen with units at eye and floor level throughout. The area has extensive worktop counter space with a tiled splash back. There is one window to the rear of the property and the room has vinyl floor covering throughout. The room has a stainless steel sink, integrated extractor hood, one centre light piece, plumbing for a washing machine, space for a cooker and space for a fridge/freezer. The room has extensive dining space, one large radiator, additional storage within the dining area, ten power points and a doorway off the room allows access to a rear hallway.



Rear Hallway. This area has a PVC door with glass centre panelling which allows access to rear of the property and access to a ground floor shower room.

- Shower Room 2.21m x 1.25m

A newly renovated downstairs shower room has a 3 piece suite and is finished with impressive modern tiling on the floor and from floor to ceiling throughout which includes attractive border tiles. The room has one window to the side of the property, one centre light piece, one extractor fan, one radiator and a Mira Electric shower.

- Bedroom 4 4.88m x 2.51m

A large double room has solid timber flooring, one window to the front of the front of the property and one to the side of the property. The room has one large radiator, one centre light piece and four power points.

- Stairs and landing

The stairs and landing have been fitted carpet flooring throughout. At the top of the landing there is one window to the side of the property. The landing area has one centre light piece and a hot press area that is shelved for storage. Access to the attic is gained from here also.

- Bedroom 1 4.03m x 3.99m

A spacious double bedroom has one large window to the rear of the property. The room has an impressive array of built in units and from floor to ceiling throughout. There is carpet flooring, one centre light piece, one radiator, coving surrounding the ceiling and two power points.



- Bedroom 2 3.64m x 3.99m A large double bedroom has one window to the front of the property. The room has extensive built in units from floor to ceiling and a built in vanity area. There is one radiator and four power points.
- Bedroom 3 2.58m x 2.86m A large single room has one window to the front of the property. The room has carpet, impressive units from floor to ceiling and an integrated vanity area. There is one centre light piece, one large radiator and two power points.
- Family bathroom 1.84m x 2.53m A spacious family bathroom has a three piece suite with a Mira Elite electric shower over the bath. The room has tiled flooring and impressive tiling throughout the walls. There is one window to the rear of the property, one radiator and one centre light piece.

Features

- Approx 1,380 Sq ft
- Built in 1968
- GFCH
- PVC Double glazed windows
- Fully insulated
- Fully underpinned and certified
- Ideal Investment property with a substantial currently rental income
- 4 Spacious double bedrooms with an option of a fifth bedroom option of a fifth bedroom on ground floor
- Ideally suited to a Investor or family occupancy
- Much sought after residential location
- Close proximity to CUH, Wilton Shopping Centre, The Lough, South Ring Road Network & UCC
- Large private South East facing rear garden & Superb front lawns
- Off street parking for 3 cars
- Superb family recreational areas close by to include parks and green areas

Directions

From Cork City continue to Bandon Road. Turn left onto Lough Road and proceed to the 4 cross road with Vicars Road and Clashdubh Road. Turn right at this junction onto Clashdubh Rd and proceed to take the 2nd left hand turn in Riverview Estate. Continue along the main road and take the 1st left turn into Sandymount Avenue. No 4 is located on the left hand side with the ERA Downey McCarthy sign displayed.



Garry O'Donnell
60 South Mall, Cork
087 752 2244
garry@eracork.ie



€295,000

PSRA Licence No. 002584