

## 66 Ros Ard, Upper Glanmire, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this immaculately maintained semi-detached property benefiting from the addition of a superb attic conversion.

The property offers a host of modern tasteful extra's to include top quality tiling and flooring, a modern fitted kitchen and stylish decor.



AMV €265,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.56m x 2.39m

An open porch allows access to a PVC door with attractive stain glass centre paneling which in turn allows access to the reception hallway.

A beautifully presented hallway features modern tile flooring with an attractive border tile in-lay. The area has one window to the front of the property that fills the area with natural light and includes Venetian blinds and curtain rail. A door off the hallway allows access to a guest W.C/Utility.

- Guest W.C/Utility 1.57m x 2.81m

This superb Guest W/c has been adapted to also facilitate a utility area. The room has a two piece bathroom suite, tile flooring and one window to the side of the property with a roller blind. Other features include a tile splash back and plumbing for a washing machine.

- Living Room 4.07m x 3.7m

This tastefully presented living room has two windows to the front of the property both including a roller blind, curtain rail and curtains. The room has sumptuous décor which includes semi solid walnut timber flooring, an impressive open fireplace and recess spot lighting. There is one centre light piece, one large radiator, eight power points, one television point and one telephone point.



- Kitchen/Dining 3.34m x 6.39m

An open plan kitchen/dining area features modern solid oak kitchen units at eye and floor level with an extensive worktop counter in an L-shape accompanied by a tile splash back. The kitchen has thirteen power points, one television point, tile flooring, recess spot lighting and one centre light piece. Other features include a double oven, hob, extractor fan, dishwasher, recess spot lighting within the kicker boards and under the eye level units and space for a fridge freezer. A beautiful feature with the kitchen is a cleverly engineered L-shaped seating area with integrated storage.

The room offers extensive dining and living space. The room is flooded with natural light due to a large rear window overlooking the garden and double doors with glass paneling allow access to the garden and patio area.



- Stairs and landing- first floor

The stairs and landing have been fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property with Venetian blind and one window to the rear of the property which provides panoramic views over the Sarsfield Court area.

- Bedroom 1 2.83m x 4.01m

A superb bedroom has two large windows to the rear of the property both including roller blinds, curtain rails and curtains. This room gives panoramic views over the Sarsfield Court and Glanmire area. The room is impressively presented and features high quality semi-solid oak timber flooring and an impressive array of built-in units from floor to ceiling. A door from the room allows access to an en suite bathroom.



- En Suite

The en suite bathroom features a two piece suite with a corner shower area incorporating a Triton T90 electric shower. The area has impressive tiling on the floor and from floor to ceiling with attractive border tiles.

- Bedroom 2 2.86m x 3.6m

A large double room has two windows to the front of the property both including roller blinds, curtain rails and curtains. The room has high quality laminate timber flooring, built-in units from floor to ceiling and attractive child's décor.

- Family Bathroom 2.86m x 1.63m

A modern family bathroom suite features a three piece suite and incorporates a Mira Elite ST electric shower fitted over the bath. The room has impressive tiling throughout and one window to the front of the property with Venetian blind.

- Stairs and landing- second floor

- Attic Space 3.84m x 5.1m

A full staircase from the first floor landing allows access to a converted attic area.

This impeccably presented attic space offers modern stylish décor and superb laminate timber flooring. The room benefits from two large velux windows to the rear of the property with integrated black out blinds. Other features include a superb array of built-in Sliderobe units from floor to ceiling, recess spot lighting, one large radiator, eight power points and storage into the eaves of the roof. A door from the room allows access to the toilet area.



- Toilet


This area features a two piece suite with a built-in storage space under the sink. There is one centre light piece, laminate timber flooring and attractive décor.

### Features

- Approx. 120 sq. m/ 1,290 Sq. ft including attic space
- BER B3
- Year built 2006
- Superb internal finish
- Magnificent attic conversion
- Modern fitted kitchen
- Much sought after location within a 15 minute drive from Cork City Centre and 10 mins to Blackpool Shopping centre
- Gas fired central heating
- Double glazed windows
- Fully enclosed rear garden with block built shed
- External electrical power points
- Ideal first time buy/investment
- Off street parking for 4 cars

### Directions

Please see the Eircode T23 Y802 for directions.

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