

Willow House, Dunkettle, Glanmire, Cork



**For sale by online auction on Thursday 31st July at 11:00 a.m - see
www.eracork.ie for registration details.**

ERA Downey McCarthy take great pleasure in bringing to the market this superb opportunity to acquire a detached bungalow in the sought-after suburb of Glanmire. The property requires additional works for renovation and is ideal for those looking to create their dream home in a quiet, yet convenient, location.

Accommodation consists of reception hallway, living room, open plan kitchen/dining, original kitchen area, utility room, corridor, four spacious bedrooms, one en-suite bathroom and a main family bathroom.

AMV: €350,000



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PSRA No. 002584

| FEATURES

- Detached bungalow on a spacious site extending to c.0.16 Ha. (0.4 acre)
- In need of additional renovation works – second fix, decor etc.
- Gross internal floor area extending to approx. 122.62 Sq.M. (1,320 sq.ft.).
- Built in c. 1950
- BER G
- Gas fired central heating
- Four bedrooms
- Private and enclosed west facing rear garden
- Quiet location just a 5 minutes' drive from all essential and recreational amenities
- Easy access to N25, N8 and M8

| RECEPTION HALLWAY

3.59m x 1.74m (11'7" x 5'7")

| LIVING ROOM

4.18m x 3.58m (13'7" x 11'7")

The dual aspect living room has been dry-lined, has timber flooring, a fireplace, and a new ceiling.

| OPEN PLAN KITCHEN/DINING

Dining Area 3.62m x 3.90m (11'8" x 12'7")

This area has a feature bay window measuring 1.69m x 1.03m. The room has been dry-lined, has timber flooring, an open fireplace with gas insert, and new ceiling.

Kitchen 3.07m x 5.46m (10'0" x 17'9")

The dual aspect kitchen has one window to the front, one window overlooking the rear garden, and a sliding patio door allow access to same. The room has been dry-lined.

| ORIGINAL KITCHEN AREA

2.83m x 3.36m (9'2" x 11'0")

Prior to the commencement of renovation works, this room was the original kitchen. The area features fitted units, gas hob, tile flooring, and one window & door to the front of the property. A doorway allows access to the utility room.

| UTILITY ROOM

2.39m x 3.36m (7'8" x 11'0")

The room has fitted units, tile flooring, and a door to the rear.

| CORRIDOR

1.04m x 5.2m (3'4" x 17'0")

The corridor leads from the main reception hallway to the bedrooms.

| BEDROOM 1

4.2m x 3.61m (13'7" x 11'8")

This is a spacious double bedroom with one large window to the front of the property. The room has been dry-lined, and has timber flooring. A doorway allows access to the en-suite bathroom.

| EN-SUITE

3.01m x 0.89m (9'8" x 2'9")

The en-suite bathroom is pre-renovation and has fully tiled walls and floors, and a three piece suite to include electric shower.

| BEDROOM 2

3.57m x 3.11m (11'7" x 10'2")

This double bedroom has one window to the rear. The room has been dry-lined, and has timber flooring.

| BEDROOM 3

3.5m x 2.36m (11'4" x 7'7")

This double bedroom has one large window to the front of the property. The room has been dry-lined, and has timber flooring.

| BEDROOM 4

2.41m x 1.92m (7'9" x 6'2")

This single bedroom has one window to the rear.

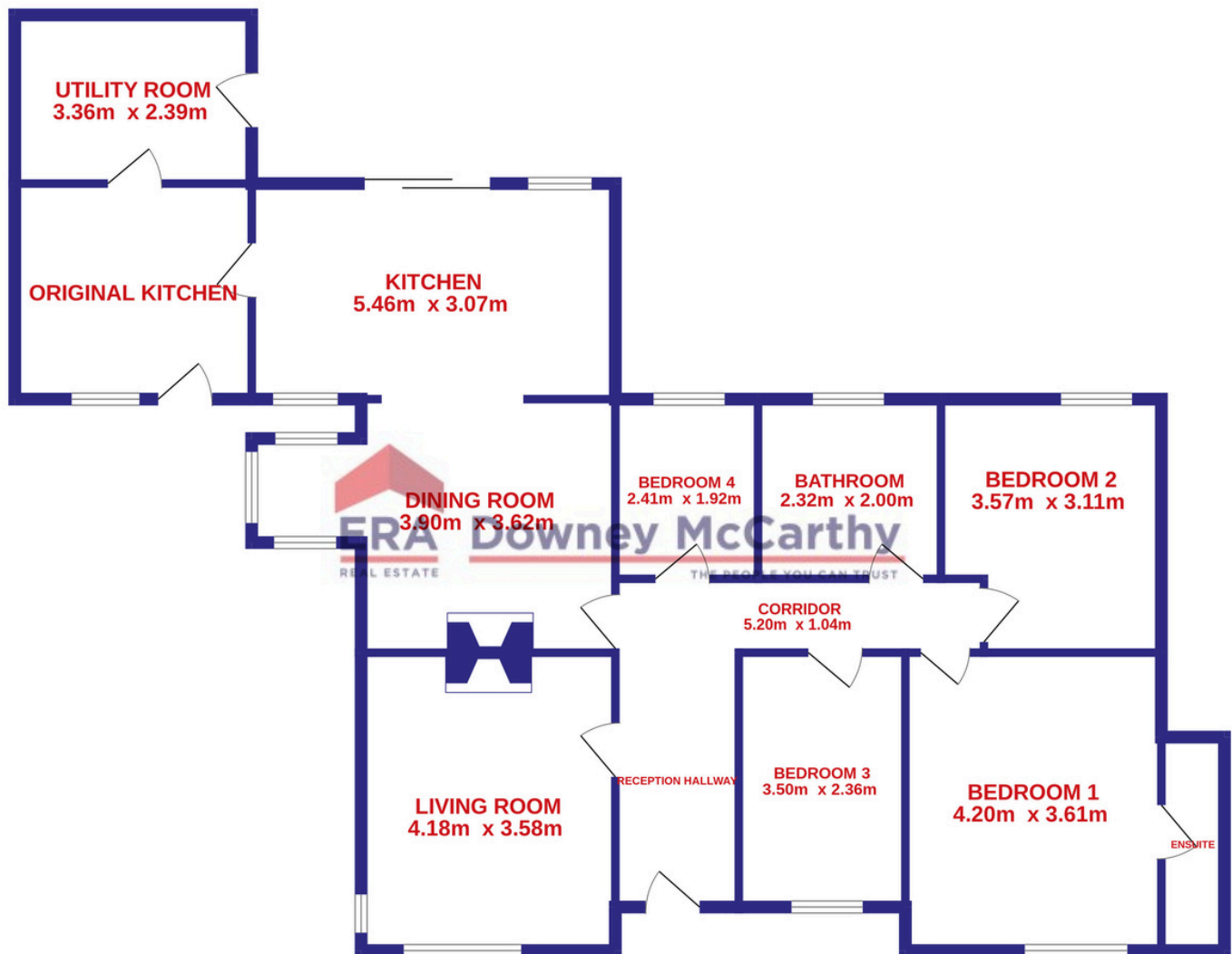
| BATHROOM

2.32m x 2m (7'6" x 6'5")

This room is pre-renovation and has tile flooring, wall tiling, one window to the rear, and a four piece suite to include bath with electric shower fitted overhead. A Stira staircase allows access to the attic.

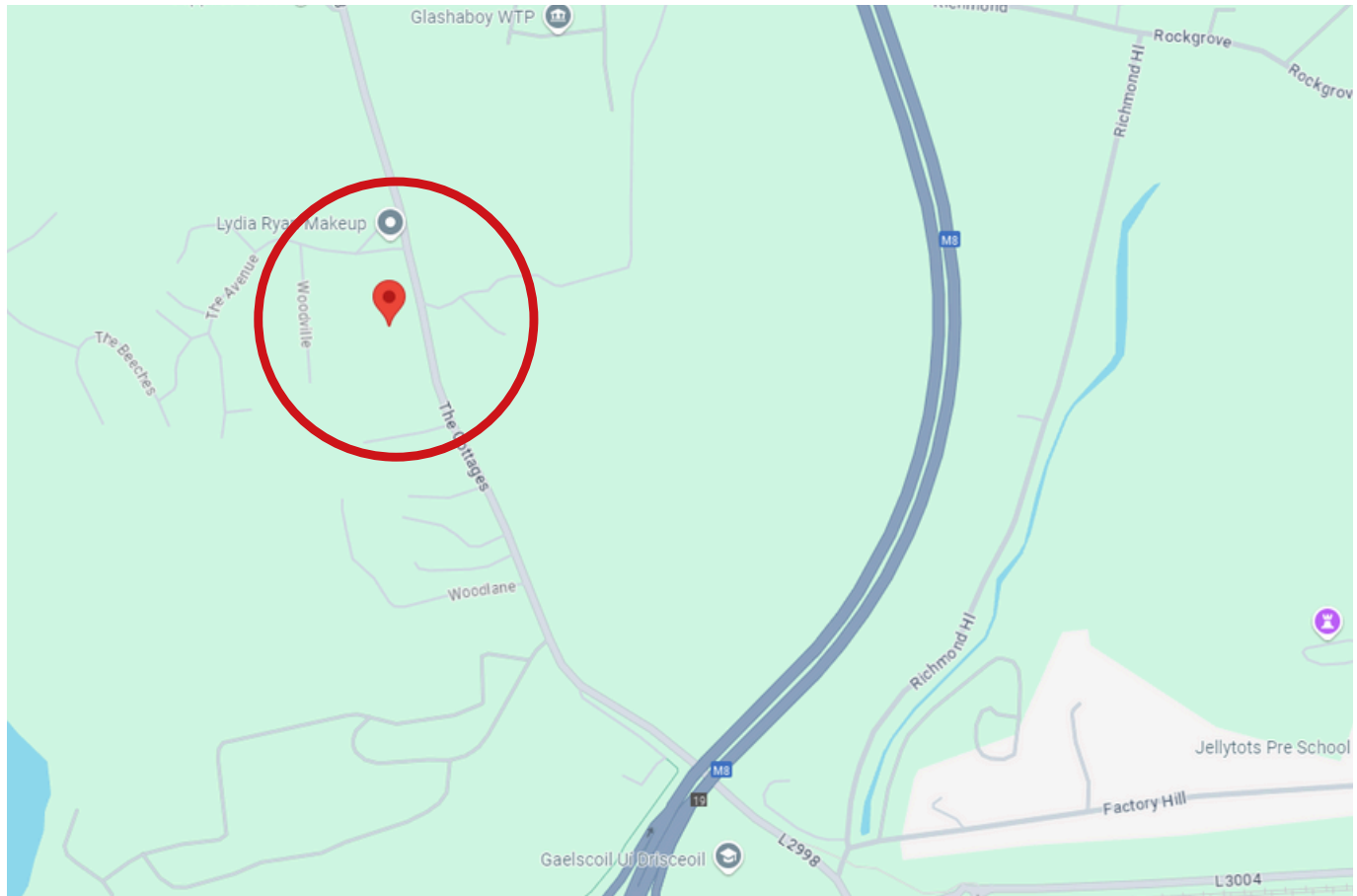


| FLOOR PLAN



| DIRECTIONS

Please see Eircode T45 YT62 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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