

FOR SALE BY PRIVATE TREATY

**15 Ros Ard,
Upper Glanmire,
Co.Cork**



Irish & European are delighted to present this extremely spacious 4 bedroom detached residence to the market. Situated in the popular Ros Ard development in Whitescross / Upper Glanmire area, the property represents an excellent opportunity to acquire a quality family home. The property comes in turn key condition throughout. It has the benefit of landscaped front and rear gardens as well as countryside views.

Viewing comes highly recommended and is strictly by prior appointment only.

Accommodation: Ground Floor:**Entrance Hall:**

15'11"(4.85m) x 7'9" (2.3m) toilet off
Tiled Flooring, Smoke Alarm,

Guest W.C, Tiled Flooring, w.c., whb, fitted blinds. Fitted towel and toilet roll holder. Extractor fan.

Kitchen/ Dining Room/ Lounge:

10'4"(3.19m) x 30'10"(9.40m), Tiled Floor, Beautiful oak fitted kitchen units at worktop and eye level with granite work top and splashback. Integrated AEG HOB oven, Extractor fan, Dishwasher, Semi- Solid timber flooring in lounge, fitted curtains, fitted blinds, Bay door, fitted worktop with French doors to rear garden & patio.

**Utility:**

6'2"(1.88m) x 5'2" (1.50m), Plumbed for appliances. Gas Boiler. Side Door Access.

Living Room:

11'8"(3.61m) x 17'(5.20m)

Semi-solid timber flooring, Feature Fireplace with timber surround and marble hearth with gas fire inset, T.V. Telephone point. Fitted mirror over fireplace. Fitted blinds & curtains.



1st Floor Accomodation:

Stairs and landing, Carpet flooring, Landing window with fitted blind. Access to Attic. Walk in Hot Press with fitted shelving.

Master Bedroom:

9'5" (2.45m) x 12' (3.66m)

Carpet flooring, fitted wardrobes, T.V. Point, Fitted curtains.



En- Suite: Fully tiled suite wc, whb, fitted shower unit with electric shower. Extractor fan, Fitted Blind, Fitted mirror over sink, shower light.

Bedroom 2:

9'6" (2.90m) x 12'8" (3.90m)

Carpet Flooring, fitted wardrobes, Fitted blinds.

**Bedroom 3:**

12'10" (3.91m) x 8'9" (2.67m)

Fitted carpet, fitted wardrobes, fitted blinds.

Bedroom 4:

8'10" (2.70m) x 7'11" (2.41m)

Fitted Carpet, Fitted wardrobe, Fitted blind & curtains.

Bathroom:

8' (2.46m) x 5' 0" (1.55m)

Fully tiled bathroom suite, wc, whb, bath with fitted shower

door. Fitted mirror over sink, sharing light. Extractor fan. Fitted blinds.

Features:

- Beautiful fitted kitchen.
- Spacious living accommodation, c. 1600 sq ft.
- Easy access to both Glanmire and Cork city.

Garden:

The property has the benefit of a good sized rear garden with an array of plants, trees and shrubbery with mature lawn. The garden also has the benefit of a good sized patio area perfect for those summer barbeques.

**Heating:**

Gas Fired Central Heating.

BER:

Rating: C2 BER No. 109064964.

Energy Performance Indicator: 181.35kWh/m2/yr

Title:

Freehold

Advised Market Value:

€310,000

Negotiator:

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Directions:

From Cork city, travelling on McCurtain street take the left at the traffic lights and proceed up Summerhill North out along the Ballyhooly Road. Passing Dunnes Stores on your left hand side, proceed to Whitescross, turn right at the petrol station and after passing the National School, take the first right for Ros Ard and the property is situated on the right hand side.