

3 Hillside Drive, Glasheen, Cork City **BER E1**



ERA Downey McCarthy are delighted to launch to the market this immaculately maintained 3 bedroom semi-detached property benefiting from a superb south facing rear garden. There are a host of modern tasteful extras to include top quality tiling and flooring, a modern fitted kitchen, stylish decor and a reclaimed teak parquet floor in the sitting room.



AMV: €350,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.6m x 2.4m

A bright and welcoming hallway with superb modern décor which includes high quality walnut laminate timber flooring throughout. Features include one centre light piece, one radiator with a radiator cover, one phone point, one power point, extensive under stair storage and a smoke alarm.

- Sitting Room 3.7m x 4.0m

The main living room has beautiful décor throughout which includes a reclaimed teak parquet timber floor. The room has coving, one centre light piece, an open fireplace, six power points, one television point and one feature bay window to the front of the property with roller blind.



- Open Plan Kitchen/Dining 6.0m x 8.5m

A timber door from the hallway with glass paneling allows access to a fantastic open plan kitchen/dining with modern fitted units at eye and floor level, an extensive worktop counter in an L-shape and tile splash back. The hand painted units are finished in a milk colour scheme with contrasting tile flooring and an island unit with built-in storage. Features include an integrated double oven, hob, extractor fan, stainless steel sink and one window with a roller blind overlooking the rear of the property.



The dining area has an open fireplace, one radiator, one centre light piece and double doors allow access to a rear patio area. The double doors have a curtain rail and curtains. Throughout the room there are eighteen power points and two tv points. A door from the kitchen/dining area allows access to the playroom, w.c. and utility room.



- Playroom 4.6m x 2.6m

The playroom is located off the kitchen/dining room. It includes a window to the front of the property, curtain pole and curtains, two centre light pieces and eight power points. This room could equally be used as a lounge, study or office.

- Guest W.C. 1.45m x 2.26m

A beautiful newly refurbished shower area that has a double walk-in shower area, modern tiling throughout, one wall mounted heater, recess spot lighting and one window to the rear of the property with Venetian blind. Other features include built-in storage under the sink and a wall mounted mirror with integrated lighting.

- Utility Area 1.3m x 1.9m

Located to the rear of the playroom the utility area has tile flooring, plumbing for a washing machine, space for a drier, one centre light piece, worktop counter, four power points and two wall mounted cabinets at eye level. A PVC door with glass paneling allows access to the side of the property.

- Stairs and landing

The stairs and landing have carpet flooring throughout and a window on the half landing floods the area with natural light. The landing area has one centre light piece and a Stira staircase allows access to the attic.

- Bedroom 1 3.9m x 4.09m

A superb double bedroom with one window to the rear of the property that includes a curtain rail and curtains. Features include carpet flooring, wall to wall built-in units, one radiator, one centre light piece and six power points.

- Bedroom 2 3.4m x 3.67m

A large double bedroom that has one window to the front of the property including a roller blind, curtain

rail and curtains. Features include carpet flooring, one large radiator, one centre light piece and four power points.

- Bedroom 3 2.6m x 2.8m

A large single bedroom with one window to the front of the property which includes roller blinds, curtain rail and curtains. The room has carpet flooring, one radiator, one centre light piece, four power points, timber paneling and an impressive array of built-in units from floor to ceiling.

- Main Bathroom 2.3m x 2.5m

The family bathroom features a three piece suite with a Mira Elite electric shower fitted over the bath. The room has one window to the rear of the property with Venetian blinds, one centre light piece, one radiator, tile flooring and floor to ceiling storage which also houses the gas boiler. The room is fully tiled from floor to ceiling with decorative tiles surrounding the bath and shower area.

Features

- 119 Sq.M / 1,281 Sq.Ft
- Spectacular turn-key family home
- Built in 1964
- Renovated in 2015
- Converted garage
- BER E1
- GFCH
- Drains replaced in 2005
- Double glazed windows
- South facing rear garden
- Reclaimed teak parquet timber flooring
- Modern stylish décor

Directions

Please see Eircode T12R8H2 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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