



# Downey McCarthy

*...the people you can trust*

## 1 Heathervue, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented four-bedroom semi-detached property, positioned on an extra large corner site offering separate vehicular access to the rear garden. The sites scale offers obvious future development potential to extend the property subject to planning permission and also offers scope to create and run a home office/work studio at the rear of the garden independently from the dwelling itself subject to relevant planning permission.



**AMV: €320,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Spectacular rear garden with vehicular access to the rear allowing for a home business/studio to run independently from the dwelling-subject to FPP
- Amazing corner site with obvious future development potential subject to FPP
- Spacious property of Approx. 116 Sq. M / 1,250 Sq. Ft.
- BER C2
- Gas fired central heating
- Double glazed windows
- Modern stylish décor
- Mature sought-after development close to all amenities in Glanmire
- Built in 1999

## | RECEPTION HALLWAY

4.72m x 2m (15'4" x 6'5")

A bright and spacious reception hallway has tile flooring throughout. The area has one centre light piece, one radiator, two power points, storage under the stairs, one thermostat control for the heating and a guest W.C is located off the hallway.

## | GUEST W.C

The guest W.C has a two piece suite, tile flooring, one centre light piece and one extractor fan.

## | LIVING ROOM

4.72m x 4.23m (15'4" x 13'8")

The living room has a feature bay window with Venetian blinds to the front of the property which floods the room with natural light. The room has recess spot lighting, one centre light piece, high quality walnut laminate timber flooring and an impressive open fireplace with a marble hearth. There is coving surrounding the ceiling, one radiator and six power points.



## | KITCHEN

4.16m x 3.17m (13'6" x 10'4")

The kitchen features hand painted units at eye and floor level in an L-shape accompanied by a spacious walnut worktop counter area with a tile splash back. The room has one window overlooking the rear garden with roller blind and a PVC door with glass panelling allows access to the side of the property. Other features include one radiator, recess spot lighting, one centre light piece and eight power points. An open arch from here allows access to the dining room.



## | DINING ROOM

4.16m x 3.04m (13'6" x 9'9")

The dining room has tile flooring throughout and a sliding door with a curtain rail and curtains which allows access to a rear patio area. Features include one centre light piece, one radiator, four power points and one television point.



## | STAIRS AND LANDING

The stairs and landing have been fitted with carpet flooring. The large landing area has one window to the side of the property with Venetian blind, a hot press area which is shelved for storage and a Stira staircase allowing access to the attic.

## | BEDROOM 1

3.53m x 3.56m (11'5" x 11'6")

A spacious double bedroom has a bay window to the front of the property including a Venetian blind and a curtain rail. The room has carpet flooring, one large radiator and an impressive array of built-in units from floor to ceiling. Other features include six power points and one television point. A door from the room allows access to an en suite bathroom.



## | EN SUITE

The en suite bathroom features a three piece suite with a large corner shower area. The room has impressive modern tiling throughout, one centre light piece, one extractor fan and wall mounted shelving.

## | BEDROOM 2

4.37m x 3.16m (14'3" x 10'3")

A spacious double bedroom has one window with a Venetian blind overlooking the rear of the property. The room has carpet flooring, one large radiator, one centre light piece and four power points.



### | **BEDROOM 3**

3.12m x 3.14m (10'2" x 10'3")

A generous sized double room has one window to the rear of the property which includes a curtain rail. The room has carpet flooring, one radiator, one centre light piece, four power points and tasteful child's décor.



### | **BEDROOM 4**

2.53m x 2.7m (8'3" x 8'8")

A large double room that has a built-in bed with storage underneath. The room has one window to the front of the property with a Venetian blind and curtain rail. Other features include carpet flooring, attractive décor, one centre light piece and two power points.



### | **FAMILY BATHROOM**

1.67m x 2.06m (5'4" x 6'7")

The bathroom features a three piece suite with an electric shower fitted over the bath. There is one window to the side of the property, impressive tiling throughout, one centre light piece, one radiator and wall mounted storage.

## | DIRECTIONS

Please see Eircode T45 KP97 for directions.



## | ALL ENQUIRIES TO:

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**ERA** **Downey McCarthy**  
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