

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.

Tel: 021 490 5000 Email: info@eracork.ie Web: www.eracork.ie

| 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.



Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| KITCHEN

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

The kitchen features hand painted units at eye and floor level in an Lshape 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.

Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

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.

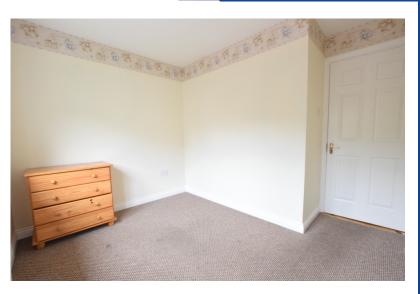


Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| 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

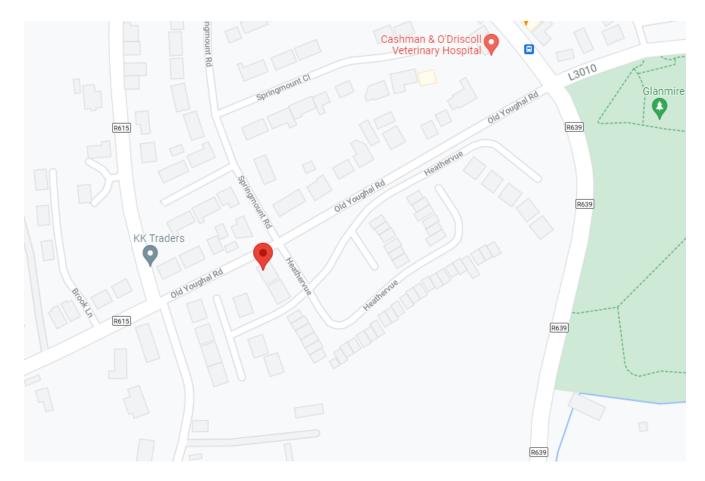
1.67m x 2.06m (5'4" x 6'7")

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.

Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| DIRECTIONS

Please see Eircode T45 KP97 for directions.



ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV 087 7522244 garry@eracork.ie





ERA Downey McCarthy

Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.