

## Charleston, Kilcoolishal, Glanmire, Cork



ERA Downey McCarthy Auctioneers are very pleased to present to the market this superior, four bedroom detached property that occupies a private one third of an acre site in a quiet, yet convenient location in between Glanmire and Glounthaune, within easy access of all major road networks and all amenities. 'Charleston' also benefits greatly from bright, spacious and roomy accommodation and a south facing rear aspect.

Accommodation consists of reception hallway, living room, family room, kitchen and dining room plus a guest w.c on the ground floor. Upstairs the property offers four spacious bedrooms, master bedroom comes with a walk-in wardrobe and an en suite bathroom plus there is also the main family bathroom. Finally there is a basement/garage with access via an internal stairway to the house.

**AMV: €550,000**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Superb potential
- Approx. 235.48 Sq. M. / 2,535 Sq. Ft.
- Built in 2005/6
- BER C1
- Four bedrooms
- Bright and spacious accommodation throughout
- South facing rear aspect
- Ample off street parking
- Quiet residential location a short drive from all essential and recreational amenities
- Close proximity to Glanmire, Glounthaune and Little Island
- Walking distance to Gaelscoil Uí Drisceoil
- 5 minutes' drive to Little Island train station which travels to Midleton and Cork city centre
- Easy access to the tunnel, M8, N25 and N40 road networks

## | RECEPTION HALLWAY

8.2m x 3.24m (26'9" x 10'6")

A solid wooden door with centre glass panelling allows access into the main reception hallway. The hallway has wooden flooring, recessed spot lighting, two radiators, a closet for storage and a door accessing the guest w.c. Double doors to the rear of the hallway allow access to an outdoor decking area which is ideal for summer entertaining. There is also a stairs down to the basement garage.



## | GUEST W.C

1.71m x 1.75m (5'6" x 5'7")

The guest w.c features a two piece suite, one window to the front, timber flooring, one radiator, one wall-mounted light piece and a door accessing the living room.





## | LIVING ROOM

3.77m x 3.57m (12'3" x 11'7")

The main living room is dual aspect with two windows to the front of the property and one window to the side, providing the area with extensive natural light. The room has timber flooring, one radiator, power points. Double doors lead through to the family room.



## | FAMILY ROOM

3.87m x 4.24m (12'6" x 13'9")

The family room has solid wood flooring, one large window to the rear, a feature fireplace, recessed spot lighting and one radiator.



## | KITCHEN

4.08m x 4.48m (13'3" x 14'6")

The kitchen has solid fitted units at eye and floor level, extensive worktop counter, two windows to the rear, radiator, oven/hob/extractor fan, space for a fridge freezer, a stainless steel sink and plumbing for a dishwasher/washing machine. There is solid wood flooring and recessed spot lighting throughout. A door from here allows access to the dining room.



## | DINING ROOM

3.77m x 4.49m (12'3" x 14'7")

The dining room is also dual aspect with two windows to the front of the property and one window to the side. The room has wooden flooring, recessed spot lighting, power points and a radiator.



## | STAIRS AND LANDING

4.88m x 3.93m (16'0" x 12'8")

The stairway has timber flooring and one window to the front of the property. At the top of the landing there is access to a storage cupboard.



## | BEDROOM 1

3.31m x 6.18m (10'8" x 20'2")

This spacious double bedroom is dual aspect and has one window overlooking the rear of the property and one window to the side. The room has timber flooring, centre light fitting and an open archway allowing access into the walk-in wardrobe.





## | WARDROBE

2.32m x 2.24m (7'6" x 7'3")

The walk-in wardrobe has timber flooring and rails.



## | EN SUITE

3.42m x 2.73m (11'2" x 8'9")

The en suite features a four piece suite including a built-in shower cubicle incorporating a power shower off the mains, one window to the front, timber flooring, radiator, centre light fitting and two wall-mounted light pieces.



## | BEDROOM 2

3.32m x 5.28m (10'8" x 17'3")

Another spacious double bedroom has one window to the rear, timber flooring, centre light fitting and a door accessing the main family bathroom.



### | **BEDROOM 3**

5.12m x 3.49m (16'7" x 11'4")

This double bedroom has two windows to the front of the property, timber flooring, centre light fitting and a radiator.



### | **BEDROOM 4**

3.06m x 3.42m (10'0" x 11'2")

This room has timber flooring, one window to the front of the property, one window to the side, access hatch to the attic, plumbing for a washing machine and dryer room - currently in use as a utility space and it also houses the hot press.



### | **MAIN BATHROOM**

2.38m x 2.73m (7'8" x 8'9")

The main family bathroom features a four piece suite including a power shower off the mains fitted over the bath, two windows to the side of the property, timber flooring, centre light fitting and a radiator.





## | BASEMENT/GARAGE

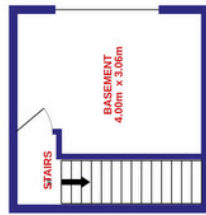
4m x 3.06m (13'1" x 10'0")

The basement/garage has concrete flooring and is ideal for additional storage space within the property or a utility or laundry room. The double doors open out to the driveway at the side of the house and there is enough space to park a vehicle underneath the house. The gas boiler is also housed here and there is a stairway leading up to the hallway.

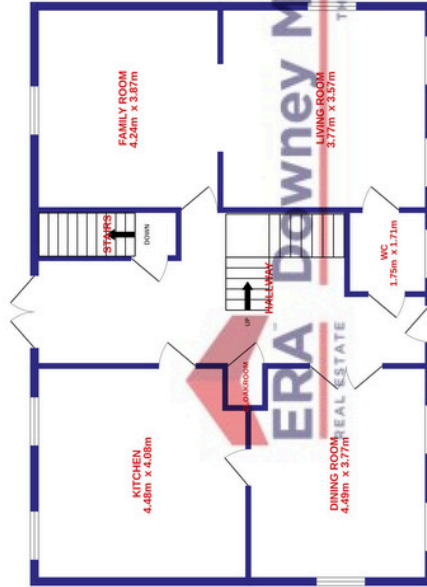


# | FLOOR PLAN

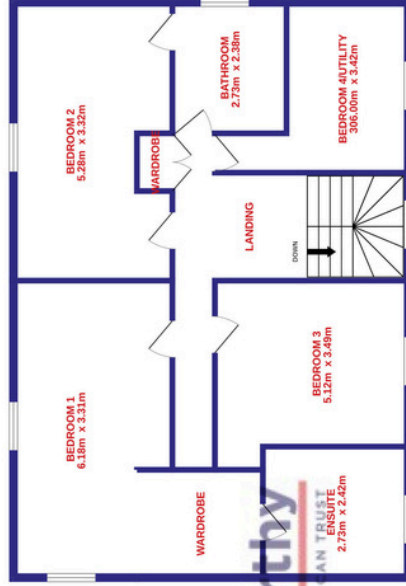
BASEMENT



GROUND FLOOR



1ST FLOOR



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REAL ESTATE THE PEOPLE YOU CAN TRUST  
ENSUITE



## | GARDENS AND EXTERIOR



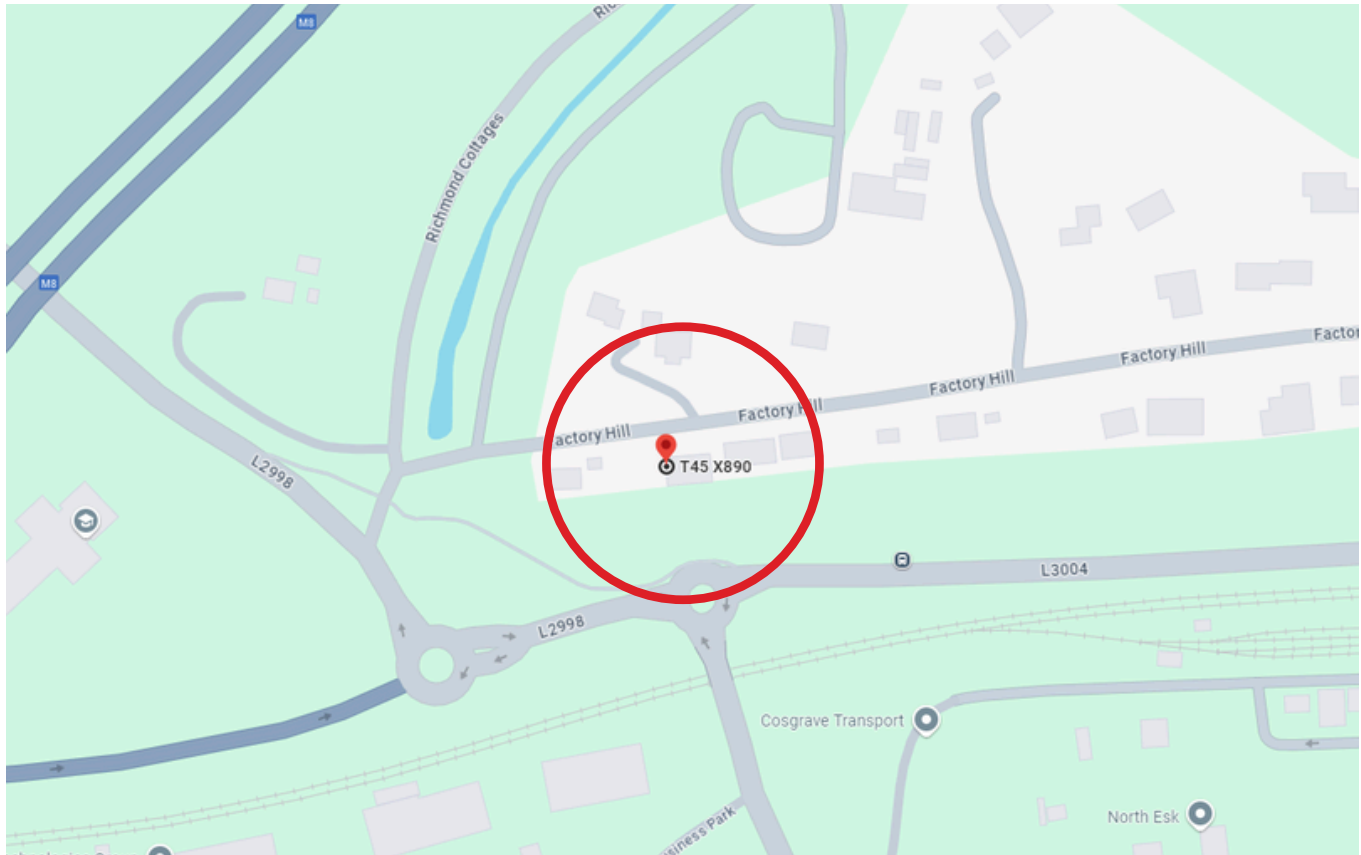
The front of the property offers a large gravel driveway to accommodate ample off street parking. There is a garden area and access to the garage in the basement underneath the house. Concrete steps lead up to the front door.

The rear of the property boasts a south facing aspect and there is a decking area located here. A garden area wraps around the property and has mature shrubs and plants throughout.



## | DIRECTIONS

Please see Eircode T23 KT54 for directions.



## | ALL ENQUIRIES TO:



**Michael Downey** B.Comm, MIPAV, QFA  
087 7777117  
michael@eracork.ie



**Caroline Downey** BA, MSc, MIPAV MMCEPI  
083 0255433  
caroline@eracork.ie



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