

For Sale



***Ballincrossig
Riverstown
Glanmire
Co. Cork***

***Small Cottage on a fantastic site
that has full planning permission to
demolish the existing dwelling and
replace it with a 2,400sq.ft***

Asking Price: €225,000

Ref:R01157



Property Type

Rarely does such an opportunity come along in this much sought after residential location in Glanmire. Full planning permission has been granted to demolish the existing dwelling and replace it with a 2,400sq.ft. property. The existing cottage at present is in need of extensive renovation work throughout, but is habitable. The proposed dwelling, which has full planning permission, will offer extensive living space throughout with four spacious bedrooms set in this ideal tranquil location.

Location

Glanmire over the past number of year has established itself as one of Cork's most prominent suburban locations. This is largely due to its extensive range of pubs, bars, restaurants, community centres, excellent recreational centres all of which would be ideal for convenient family living. Glanmire's variety comes from its unique settings within the valley in which you have beautiful sloping landscape with mature trees and lovely green areas surrounding the village.

Directions

From the City Centre heading towards Glanmire pass through the village of Glanmire coming to your first set of traffic lights at Riverstown cross. At these traffic lights turn left proceeding up the hill to the next cross roads. Turn right here and continue along this road. Take the first left hand turn up hill (See ERA Downey McCarthy directional sign). The property is situated here with the ERA Downey McCarthy sign displayed.

Features

Full planning permission for 2,400sq.ft. dwelling
Much sought after location in Glanmire
Main water & drainage on site
Approx .3 acre site
Contribution to Cork City Council of €5,546.63

Outside

The front of the property is access via pedestrian access from the main road and teak gates to the side allows access to a gravel driveway which could accommodate off street parking for one car. The front and side garden have been fully laid to lawn throughout and there are mature shrubs, plants and trees scattered throughout the site.

Accommodation :

Entrance hallway

Step leads to a teak door with glass centre panelling. The main entrance hallway has been finished with vinyl flooring throughout and there is one centre light piece, one smoke alarm and access to the attic.

Main Bathroom

2.06 x 2.64 Metres (6'9" x 8'8")

The main family bathroom has been newly tiled throughout and has a two piece suite. There is a corner shower area, one window to the front of the property which includes one roller blind and there is one centre light piece and a hotpress.

Living Room

4.68 x 3.55 Metres (15'4" x 11'8")

This is a large living room which has the added bonus of having a dual aspect. There are two large windows, one to the front and one to the rear both including curtain rails and curtains and they help to flood the room with natural light. There is one centre light piece, carpet flooring throughout, one open fireplace, one telephone point, one electric heater and two power points.

Bedroom 1

4.83 x 3.06 Metres (15'10" x 10'0")

A doorway from the living room allows access through to a spacious double room which has one large window that looks to the front and one window that looks to the rear of the property, both including curtain rails and curtains. The room has carpet flooring, one centre light piece, one open fireplace, one electric heater, four power points and one centre light piece.

Kitchen/dining room

2.63 x 3.29 Metres (8'7" x 10'9")

The kitchen/dining room features one large window that looks to the rear of the property and there is also an open fireplace. The kitchen has units at both eye and floor level and the area has vinyl flooring throughout. There is one centre light piece and six power points.