

6 Clonard Lawn, Grenagh, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is delighted to offer to the market this immaculately presented three bedroom semi-detached family home, located in a quiet and popular development in Grenagh. This property is in superb condition and it has been very well-maintained and cared for by its owners. New windows and doors and a newly fitted kitchen are only some of the features, as well as a superb south-west facing rear garden. Clonard Lawn is within easy access of the N20 road network, with routes to Blarney, Mallow, Blackpool, and Cork city centre.

Accommodation consists of reception hallway, living room, sitting room, kitchen/dining room, guest w.c and utility room on the ground floor. On the first floor the property offers three spacious bedrooms and the main family bathroom. At second floor level you will find the attic has been converted to provide an extra room or an ideal home office/study.

AMV: €395,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 134.66 Sq. M. / 1,449 Sq. Ft.
- Built in 1999/2000
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Two living rooms on the ground floor
- Newly fitted kitchen
- Super converted attic offers even more space
- Superb south-west facing rear garden
- Oil fired central heating - new burner fitted last year
- Overlooking a green area to the front
- Easy access to N20 road network
- 10 minutes' drive to Blarney
- 20 minutes' drive to Cork city centre

| RECEPTION HALLWAY

4.83m x 1.73m (15'8" x 5'6")

A high quality composite door with frosted glass panelling allows access into the main reception hallway. The welcoming hallway has attractive neutral décor and most impressive parquet flooring, one centre light fitting, electrical board, one radiator, and a door allowing access to the guest w.c.



| GUEST W.C

1.64m x 0.7m (5'3" x 2'2")

The guest w.c features a two piece suite, parquet flooring, wall tiling, recessed spot lighting, and high quality décor.



| LIVING ROOM

4.64m x 3.43m (15'2" x 11'2")

The spacious main living room has a feature bay window to the front of the property, allowing extensive natural light to fill the area. The living room has high quality décor, fireplace with stove insert, radiator, centre light fitting and wooden flooring.



| SITTING ROOM

4.72m x 2.79m (15'4" x 9'1")

A very versatile dual aspect room to the side of the property, this could be used as a TV room, children's playroom or even a downstairs bedroom if required. The area has carpet flooring, attractive décor, centre light fitting, and radiator.



| KITCHEN/DINING ROOM

3.65m x 6.73m (11'9" x 22'0")

The bright and immaculately presented kitchen/dining area has one window overlooking the rear of the property, and double doors allow access to same. The newly fitted kitchen has solid fitted units at eye and floor level with extensive worktop counter, tile splashback, space for a Smeg double oven, space for an oven/hob/extractor fan, space for an American style fridge freezer, ample storage, and a centre island unit.



The area boasts most attractive neutral décor, a high quality media wall, one radiator, extensive dining space, and parquet flooring. A door allows access to the utility room.



| UTILITY ROOM

3.82m x 1.54m (12'5" x 5'0")

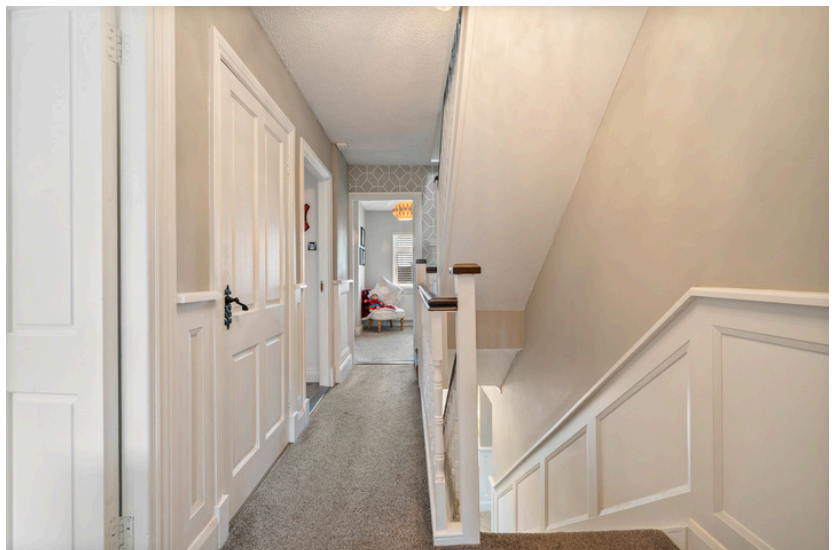
The utility room has parquet flooring, plumbing for a washing machine, and space for a dryer, one window to the rear, neutral décor, one radiator, and a door allowing access to the side of the property.



| FIRST FLOOR STAIRS AND LANDING

3.97m x 1.82m (13'0" x 5'9")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is access to a hot press, and attractive neutral décor.



BEDROOM 1

4.88m x 3.31m (16'0" x 10'8")

This very spacious double bedroom has one window overlooking the rear of the property, impressive Sliderobe fitted units, attractive neutral décor, centre light fitting, radiator and wooden flooring.



BEDROOM 2

2.76m x 3.65m (9'0" x 11'9")

Another double bedroom that has a window overlooking the front of the property, attractive neutral décor, centre light fitting, radiator, and carpet flooring.



BEDROOM 3/OFFICE

2.86m x 2.44m (9'3" x 8'0")

Currently in use as a home office, this bedroom has one window to the front of the property, fitted shelving for storage, centre light fitting, radiator and carpet flooring.



| MAIN BATHROOM

2.41m x 1.85m (7'9" x 6'0")

The main family bathroom features a three piece suite including a shower cubicle incorporating a Triton T90 SR electric shower, floor and wall tiling, recessed spot lighting, one heated towel rail and a frosted window to the rear.



| SECOND FLOOR STAIRS AND LANDING

4.18m x 0.84m (13'7" x 2'7")

A solid staircase from the first floor landing allows access to the second floor. The landing area has carpet flooring and a Velux window allows in some natural daylight.



| ATTIC ROOM

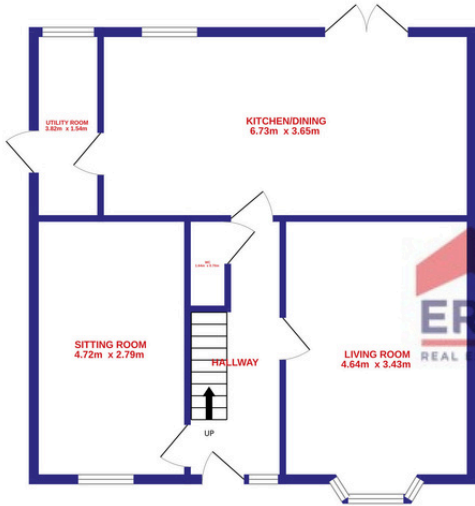
4.21m x 4.09m (13'8" x 13'4")

A superb and spacious room that has a Velux window to the rear, attractive built-in wardrobe units for storage, access into the eaves of the attic, recessed spot lighting, and carpet flooring.

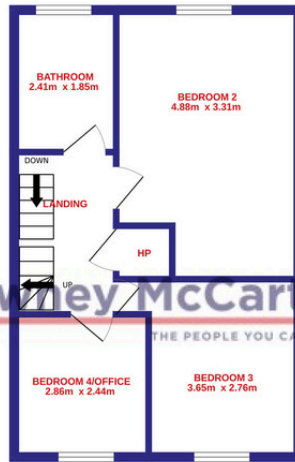


FLOOR PLAN

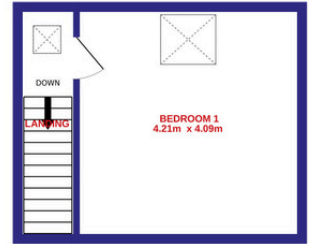
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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| GARDENS AND EXTERIOR

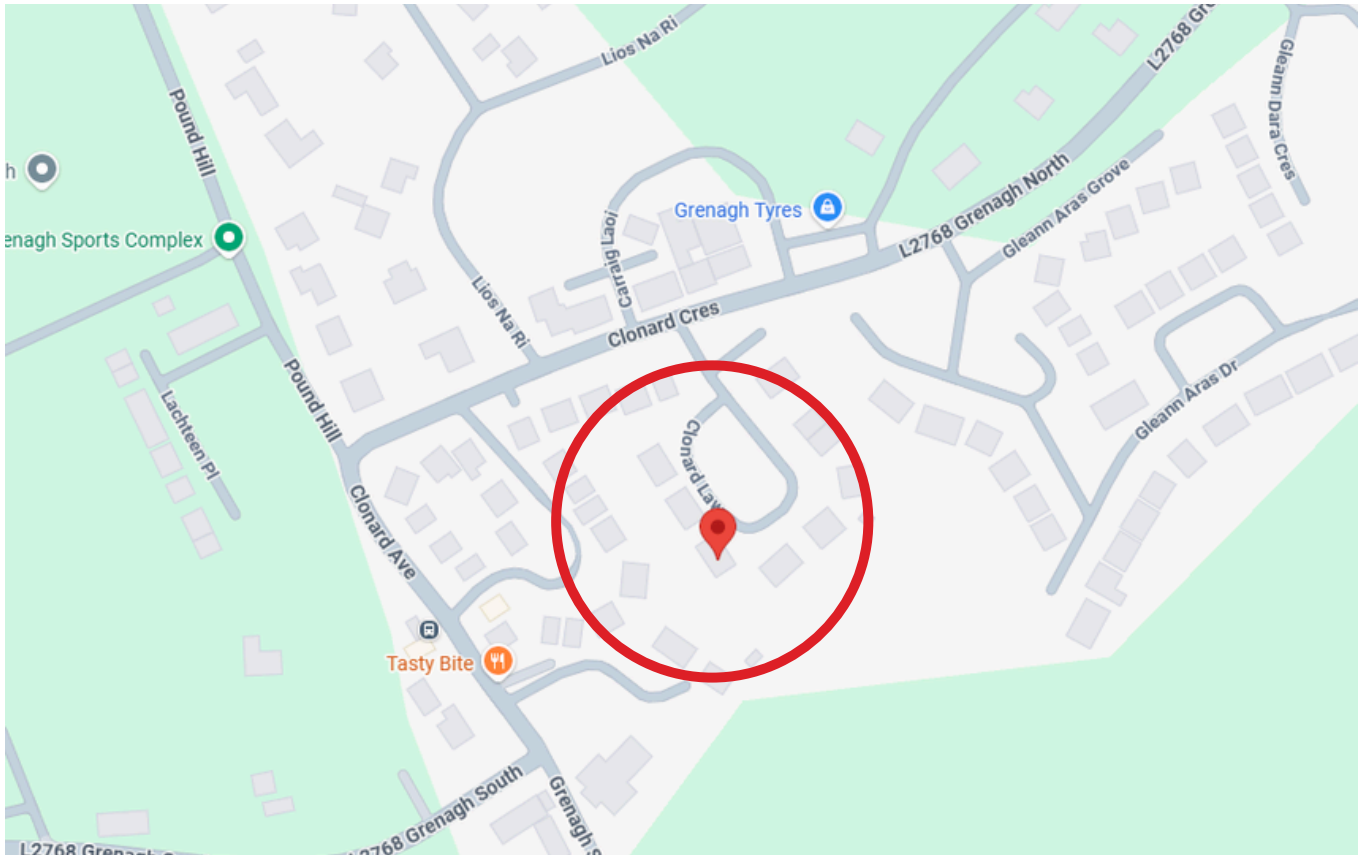


The front of the property has a large concrete driveway to accommodate off street parking for two/three cars, and a garden area which is laid to lawn with mature shrubs and plants abounding. A concrete footpath leads to the front door.

The rear of the property is fully enclosed. The area offers an immaculately maintained garden and superb patio. A timber shed is included as part of the sale.

| DIRECTIONS

Please see Eircode T23 Y960 or 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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