

7 Springmount Road, Glanmire, Cork. **BER C2**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, extended four bedroom semi-detached property in the mature and sought-after residential location of Springmount, Riverstown. Positioned within a quiet cul de sac, this property has been lovingly cared for by its current owners and benefits from a substantial 2 storey extension.



AMV €265,000

PSRA Licence No. 002584

Accommodation

- Porch
- Reception Hallway 3.5m x 1.96m
- Living Room 3.9m x 3.84m

A sliding door allows access to a porch which is finished with tile flooring and one centre light piece. A PVC door with stained glass centre paneling and glass side paneling allows access to the reception hallway.

A neatly decorated reception hallway has attractive neutral décor and coving around the ceiling. Features include one centre light piece, tile flooring, extensive under stair storage, one radiator and one power point. A door from the hall allows access to the main living room.

A beautifully presented main living room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has attractive modern décor with coving around the ceiling and centre light piece. Features include suspended timber flooring with a vinyl covering, one large radiator, three power points, two television points and double doors from the room allow access into a family room/dining room.



- Family Room/Dining Room 3.52m x 5.9m
- Kitchen 4.24m x 2.5m

This magnificent room could serve a multitude of uses such as a formal dining room or a second living room. The room has two windows to the rear of the property both including curtain rails and curtains and the room has attractive décor with coving around the ceiling. Features include two centre light piece, a suspended timber floor with a vinyl floor covering, a superb solid fuel stove, built-in seating on both sides of the fireplace, two large radiators, three power points and a door from this room allows access to the kitchen.

The kitchen features units at eye and floor level on both sides of the room and offers extensive worktop counter with a tile splash back. Features include extensive storage space, tile flooring, one window to the rear of the property with roller blind and a PVC door with glass paneling allows access to the side of the property. The room has recess spot lighting, plumbing for a washing machine, plumbing for a dishwasher, space for an oven, an integrated extractor hood, fourteen power points and a door from the room allows access to a Lounge/utility area.



- Lounge/Utility Area 3.31m x 2.44m

This room is currently used as a family room/utility area. The room has one window to the front of the property with roller blind, tile flooring, one centre light piece, one radiator, four power points and a telephone point. The room could easily be opened up and converted to a dedicated dining space due to its positioning adjacent to the kitchen.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one smoke alarm, one centre light piece and access to the partly floored attic is gained from this area. The landing also provides access to the hot press which has been shelved for storage.

- Bedroom 1 6.1m x 2.66m

A magnificent master bedroom suite has one window to the front of the property which includes a roller blind, a curtain rail and curtains. This room is an addition to the property from the original build and offers an impressive array of built-in units from floor to ceiling with extensive storage space. The bedroom is neatly decorated with coving around the ceiling. There area has one centre light piece, modern fitted carpet, one large radiator, four power points and a wall-mounted air conditioning unit.



- En Suite 1.75m x 2.66m

A superb en suite bathroom features a two piece suite. The room has a double corner shower area incorporating a Gainsborough DS 1600 electric shower and has tiling throughout. There is one window to the rear of the property with a roller blind, recess spot lighting, one radiator and one wall mounted heater unit.


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| • Bedroom 2 | 3.93m x 3.98m | A magnificent double bedroom has one window to the front of the property including a curtain rail and a roller blind. The room has built-in units from floor to ceiling, laminate timber flooring and attractive décor. There is coving around the ceiling, one centre light piece, one large radiator, one power point, wall mounted shelving and located at the rear of the room is a walk-in shower area. |
| • Walk-in Shower Area | | The shower area accommodates a Triton T90z electric shower. The area has recess spot lighting and an extractor fan. |
| • Bedroom 3 | 3.03m x 3.71m | A large double bedroom has one window to the rear of the property including a roller blind and a curtain rail. The room has carpet flooring, built-in units from floor to ceiling, decorative coving surrounding the ceiling, one large radiator, wall-mounted shelving and two power points. |
| • Bedroom 4 | 3.02m x 2.52m | A large single room has one window to the front of the property including a curtain rail and a roller blind. There is carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator, coving around the ceiling and one power point. |
| • Family Bathroom | 1.64m x 2.33m | A neatly presented family bathroom features modern tiling on the floor and from floor to ceiling. There is a three piece suite, recess spot lighting, one window to the rear of the property and one radiator. |

Features

- Superb extended four bedroom property
- Approx. 1442 sq ft. (134 sq m.)
- Set in a quiet cul-de-sac within this mature residential estate
- BER C2
- Oil-fired central heating
- Double glazed windows
- Close to all amenities including schools, bus routes & shopping centres
- Ideal family/starter home

Directions

Please see Eircode T45 PC98 for directions.

	<p>Garry O'Donnell 60 South Mall, Cork 087 7522244 garry@eracork.ie</p>
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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.



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