

Glanleam, Blackrock Road, Cork T12 R5P3**FOR SALE BY PRIVATE TREATY**

Glanleam offers an exciting opportunity to fashion a quality residence with immense potential on Cork's premier residential road.

This is a three storey 5-bedroom property standing on a fine site with private mature south facing gardens to the rear of the property.

Ideally located close to primary and secondary schools, on a main bus route and within easy access of Mahon Point Shopping Centre.

This is a great opportunity to acquire a property of character in a great location.

**DETACHED
3 STOREY****5 BEDROOM
2 BATH****2,491 Sqft (231.4 Sqm)****Viewings Strictly By Appointment With Sole Agency****Agent: Malcolm Tyrrell
Phone: 087 255 4116**

Accommodation

Entrance Hallway

Original wood flooring.

Living Room (4.57m x 4.0m)

Bay window, corniced ceiling, centre rose, solid fuel stove in fireplace with tiled insert and oak surround.

Study (3.9m x 3.2m)

Victorian style fireplace, original natural wood flooring and corniced ceiling.

Kitchen/Dining Room (7.88m x 3.96m)

Cornicing, bay window, Oak fireplace with attractive tiled insert and solid fuel stove.

Kitchen with fitted presses and stainless-steel sink unit, plumbed for automatic machines.

Pantry Area (2.1m x 1.80m)

With shelving

Rear Hall

With door to side of house.

Bathroom

With bath, wash hand basin and WC.

Utility Room

Plumbed for automatic machines, fitted sink unit, door out to side of house.

Playroom/Home Office (8.35m x 4.08 m)

With separate access from garden.

Loft Area (Overhead) (3.35m x 2.76m)

First floor

Bedroom1 (3.93m x 2.71m)

Bedroom2 (3.64m x 5.90m)

With fireplace with tiled insert Oak over mantle

Bedroom3 (3.34m x 3.97m)

With fireplace with tiled insert Oak over mantle

Bathroom (2.93m x 1.91m)

With bath and wash hand basin and hot-press.

Separate WC

Second Floor

Bedroom4 (3.83m x 3.33m)

Plus storage under roof.

Box Room/Storage Room (2.56m x 2.0m)

Bedroom5 (4.28m x 3.33m)

Outside

- > Detached Garage and Store House
- > Mature south facing gardens at rear (35m long)
- > Fine selection of shrubs and trees.
- > Garden pond
- > Lawns not overlooked

