

17 Old Avenue, Glanmire, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this stunning four bedroom semi-detached property, situated in the much sought after and mature residential development of Old Avenue in Glanmire. The property is presented in turnkey condition, and boasts a host of high quality fixtures and finishes throughout. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, guest w.c, living room, and open plan kitchen/dining area on the ground floor. Upstairs the property offers four spacious bedrooms and the main family bathroom.

AMV: €395,000

BER B2

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PSRA No. 002584

| FEATURES

- Approx. 112.3 Sq. M. / 1,209 Sq. Ft.
- Built in 1999
- BER B2 – Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Triple glazed PVC windows
- Modern fitted kitchen with NEFF appliances
- Four spacious bedrooms
- Fully floored attic
- Fully enclosed and private rear garden
- Off street parking for two vehicles
- PhoneWatch monitored alarm
- Nest video door bell
- EV charger
- Great location within walking distance to amenities including bus services, shopping centres, restaurants, pharmacy, GAA clubs, local schools, pubs and cafes
- Set in a quiet cul-de-sac within a mature residential estate

| RECEPTION HALLWAY

5.86m x 1.87m (19'2" x 6'1")

A composite door with frosted centre and side glass panelling allows access into the main reception hallway. The bright and spacious reception hallway features high quality tile flooring, attractive neutral décor, one large radiator, one feature centre light piece, access to storage space, and an alarm control point.



| GUEST W.C

1.8m x 0.76m (5'9" x 2'4")

The guest w.c features a two piece suite, tile flooring, neutral décor, and one centre light piece.



| LIVING ROOM

4.74m x 3.62m (15'5" x 11'8")

This superb main living room has one bay window to the front of the property with roller and Roman blinds, high quality semi-solid timber flooring, attractive neutral décor, a feature granite fireplace with wood burning stove insert, one feature centre light piece, two wall-mounted light pieces, one radiator and ample power points.



| KITCHEN/DINING

5.85m x 5.63m (19'1" x 18'4")

This spacious open plan kitchen/dining area features tile flooring and neutral décor throughout.

The kitchen has modern fitted units at eye and floor level in an L-shape with extensive worktop counter. The kitchen includes an integrated hob, extractor fan, a stainless steel Franke sink with INTU 4-in-1 tap, integrated microwave, double oven, Black Hotpoint washing machine and dishwasher, and an integrated Electrolux fridge freezer. The area has two feature light pieces, one window to the rear of the property with roller and Roman blinds, one radiator, one frosted window to the side, and a large open arch allows access to the dining area.



The dining area has one feature light piece, one radiator, and French uPVC glass doors with voile curtains allowing access to the rear garden.



| STAIRS AND LANDING

The stairs and landing are fitted with luxurious carpet flooring throughout. At the top of the landing there is one feature centre light piece, a skytube, attractive neutral décor, and access to a hot press which houses the immersion tank.



| BEDROOM 1

4.06m x 3.29m (13'3" x 10'7")

This spacious double bedroom has one bay window to the front of the property with roller and Roman blinds, high quality laminate flooring, neutral décor, impressive Sliderobe fitted wardrobe units, one centre light piece, one large radiator, and power points. A Stira staircase allows access to the attic.



| BEDROOM 2

3.13m x 2.83m (10'2" x 9'2")

Another double bedroom has one window to the rear of the property with roller blind, high quality laminate flooring, impressive Sliderobe fitted wardrobe units neutral décor, one centre light piece, one radiator, and power points.



| **BEDROOM 3**

3.13m x 2.68m (10'2" x 8'7")

This single bedroom has one window to the rear of the property with roller blind, high quality laminate flooring, neutral décor, built-in Sliderobe wardrobe units, one centre light piece, one radiator, and power points.



| **BEDROOM 4**

2.89m x 2.44m (9'4" x 8'0")

Currently in use as a home office, this bedroom has one window to the front of the property with roller and Roman blinds, high quality laminate flooring, neutral décor, a fitted wardrobe unit, one centre light piece, one radiator, and power points.



| **BATHROOM**

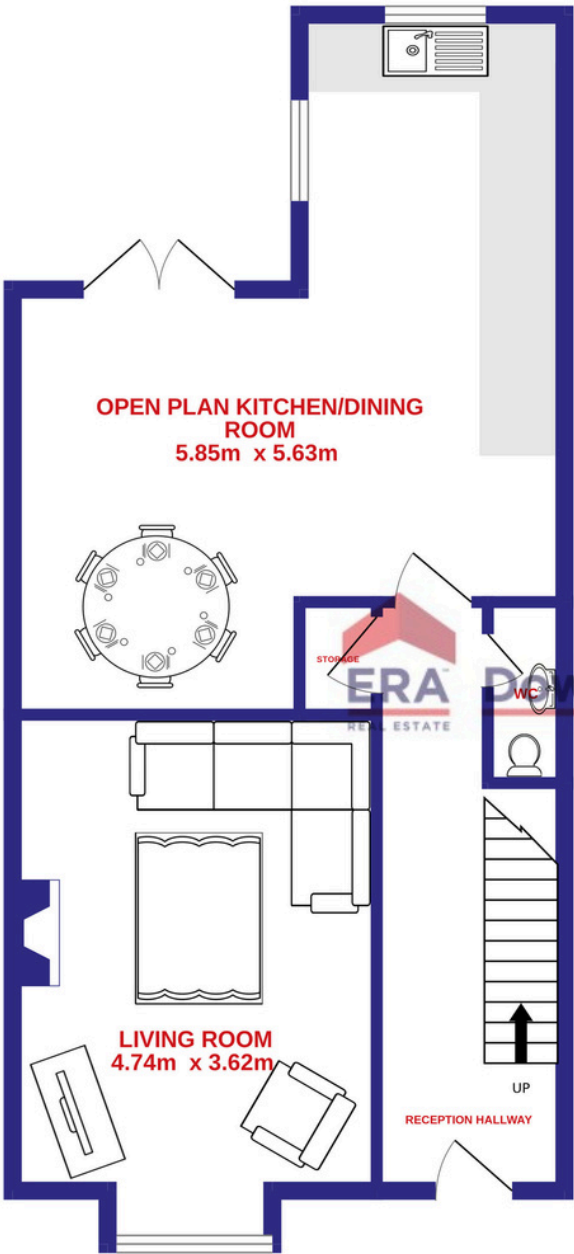
2.58m x 2.18m (8'4" x 7'1")

The beautifully appointed main family bathroom features a three piece suite including a large corner shower incorporating an electric Mira Sport shower. The area has impressive floor and wall tiling, two frosted windows to the side of the property, one centre light piece, a heated towel rail, modern décor, and integrated storage space.

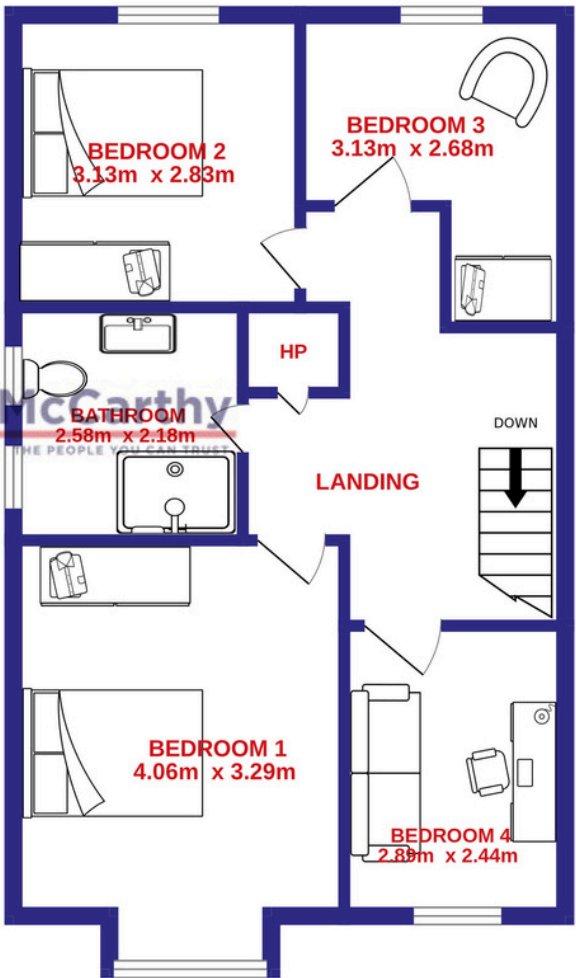


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



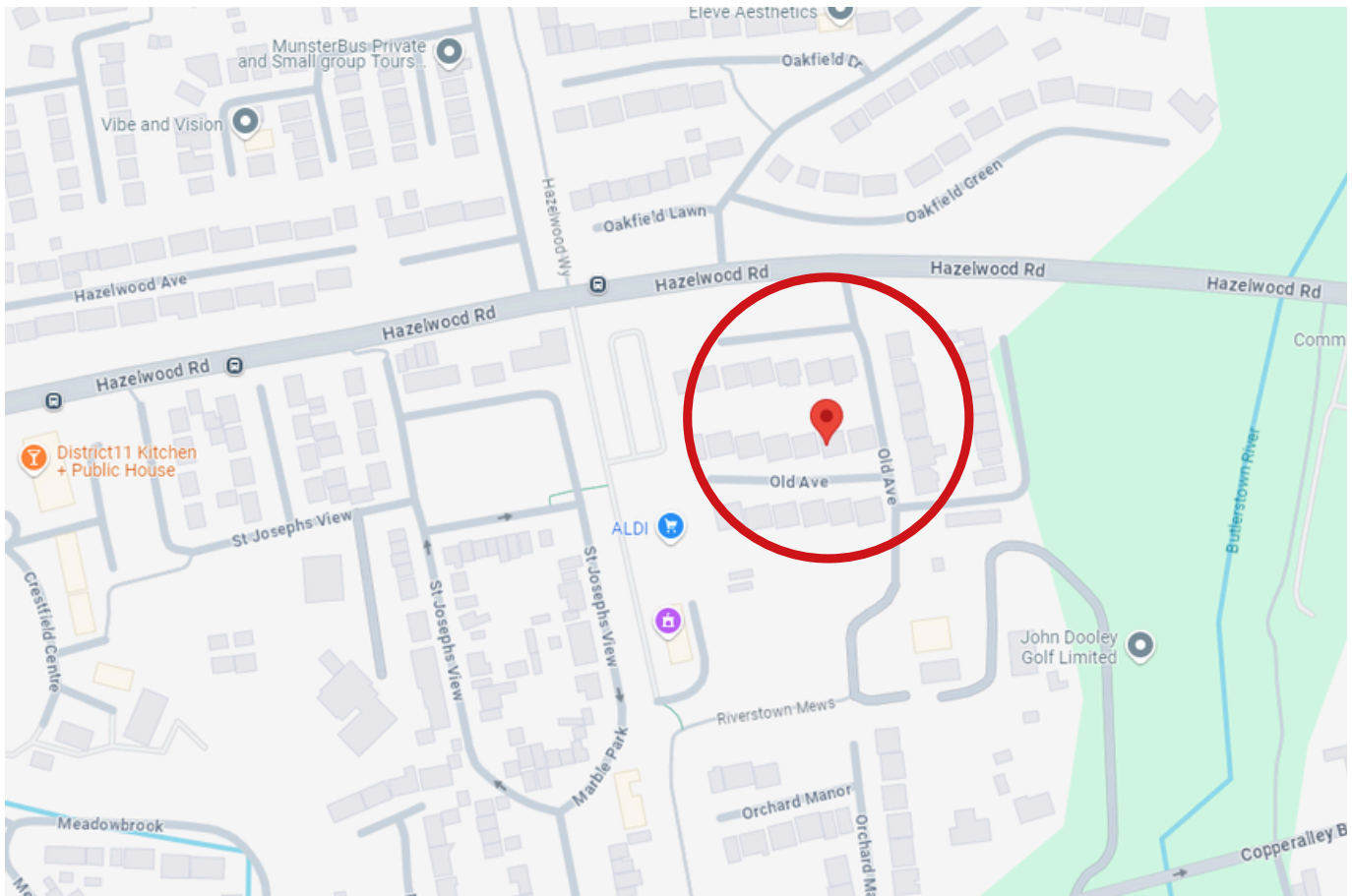
The front of the property has a driveway to accommodate off street parking for two vehicles. There is a garden area which is laid to lawn. The area has an EV charger, and a Nest doorbell camera.

A secure side gate allows access to the rear.

The rear of the property is fully enclosed to all sides with block built walls and timber fencing. There is a patio area ideal for outdoor entertaining, a garden area which is laid to lawn, and raised sleepers to the left and rear.

| DIRECTIONS

Please see Eircode T45 Y673 for directions.



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