

## St Ann's, Glasheen Road, Glasheen, Cork



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this superb 3 bedroom semi detached bungalow positioned in the highly desirable and mature location on the Glasheen Road. The property itself is neatly presented throughout, is positioned on a magnificent private south facing site with a large rear garden.



€260,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.12m x 1.96m  
A sliding door allows access to a porch area which in turn leads to a timber door which is fitted with centre glass paneling. From here access is gained to the hallway.  
  
A bright spacious reception hallway has carpet flooring. The area has one large radiator, one centre light piece and picture rails surrounding the entire area. There is one phone point and access to all rooms are located here.
- Living Room 4.33m x 3.47m  
A spacious main living room has a feature bay window to the front of the property which includes a net blind, curtain rail and curtains. The room has carpet flooring, an open fire place, one large radiator and two centre light pieces.
- Lounge 3.81m x 3.31m  
The lounge features carpet flooring and one window to the side of the property with net blind, curtain rail and curtains. The room offers an open fire place, one centre light piece, built-in display and storage units. There is one large radiator, two telephone point, one TV point and a timber door with glass paneling allows access to the extended kitchen /dining area at the rear of the property.
- Kitchen/Dining Area 3.03m x 3.84m  
An extended kitchen/dining area features modern solid oak fitted units at eye and floor level throughout in an L-shape. The room has vinyl floor covering, dual aspect with one window to the left hand side of the property and one window to the right hand side of the property both including venetian blinds. The kitchen itself has a large worktop counter space with tile splash back and includes an integrated extractor hood, washing machine and a cooker. There is a stainless steel sink with drainer unit, one centre light piece, extensive dining space and the room offers one large radiator, seven power points and a built-in display cabinet.  
A door off the kitchen allows access to a rear hallway.



- Rear Hallway

The rear hallway has vinyl floor covering, one window to the side of the property with venetian blind and an aluminium door with glass paneling allows access to the back garden.

- Family Bathroom 1.55m x 2.63m

Located off the hallway is the family bathroom. A modern family bathroom has been newly refurbished and features a walk-in shower area with a Triton electric shower. The room has impressive tiling from floor to ceiling with attractive border tiles. There is one window to the rear of the property, one centre light piece incorporating four spot lights and one radiator.



- Bedroom 1 4.36m x 3.54m

This bedroom has a feature bay window to the front of the property which includes net blind, curtain rail and curtains. The room has carpet flooring, built-in units from floor to ceiling with a vanity area, one centre light piece, one large radiator and two power points.



- Bedroom 2 3.76m x 3.03m

A spacious double bedroom has one window to the rear of the property which includes one curtain rail and one set of curtains. The room has solid timber flooring, an open fire place, one centre light piece, picture rails surrounding the room and two power points.

- Bedroom 3 2.47m x 1.98m

This single room has one window to the rear of the property which includes a curtain rail and curtains. The room has solid timber flooring, one centre light piece, one radiator, two power points and access to the attic is gained from this room.

## Features

- Superb three bedroom semi-detached bungalow
- Magnificent South facing rear garden with future development potential subject to planning permission
- Fully underpinned in 2002
- Large rear extension consisting of kitchen/dining area and bathroom
- Modern fitted kitchen
- Newly refurbished bathroom
- Gas fired central heating
- A mix of double and single glazed windows
- Much sought after location close to Wilton/CUH/UCC and the South ring road Network.

## Directions

From Cork city centre head west along the Glasheen Road in the direction of Wilton. The property is located on the left hand side just after the turn off for Tara Lawn with an ERA Downey McCarthy sign displayed.



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