

Araglin House, Brook Hill, Glanmire, Cork.



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this magnificent, four bedroom detached bungalow, positioned on a large elevated site offering future development potential subject to planning permission in this highly desirable residential location.



AMV €375,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.33m x 1.8m
- Living Room 3.61m x 4.24m

This bright and spacious reception hallway offers magnificent décor throughout and includes high quality solid timber flooring and attractive coving. There is one centre light piece, built-in storage units from floor to ceiling, one large radiator, one telephone point and a power point.

This superb main living room has one window to the front of the property which includes a curtain rail and curtains. The room has high quality solid timber flooring and an impressive open fireplace with marble and timber surrounds. Features include coving, one centre light piece, one large radiator, one television point and six power points.



- Main Hallway 10.66m x 1.18m
- Kitchen/Dining area & Lounge 8.38m x 4.23m

The main hallway has superb solid timber flooring and attractive décor which includes a dado rail surrounding the entire area. Features include coving, numerous wall mounted light piece, two large radiators, three power points, one thermostat control for the heating and built-in storage.

Kitchen 4.51 x 4.23 m²

The kitchen is located at the rear of the room and has one window overlooking the rear yard. A sliding door off the room allows access to the rear yard. The kitchen features units at eye and floor level, extensive worktop counter and an island unit. Features include an integrated double oven, hob and extractor fan. The kitchen has plumbing for a dishwasher, space for a fridge freezer, timber panel ceiling, recess spot lighting, one large radiator, ten power points and tile flooring.

Lounge 3.65 4.23 m²

The lounge area offers a dual aspect with one window to the front of the property and one window to the side of the property both including curtain rail, curtains and blinds. The room has laminate timber flooring, timber panel ceiling with recess spot lighting and there is a raised open fireplace with timber surround. The room has attractive décor, five power points, one radiator and one telephone point.

- Bedroom 1 3.61m x 2.97m
A large double bedroom has one window to the front of the property which includes a curtain rail, curtains and a blind. The room has attractive décor with an impressive array of built-in sliderobes which add extensive storage space. Other features include laminate timber flooring, one centre light piece, one large radiator and three power points.



- Bedroom 2 3.26m x 3.31m
A large double bedroom has one window to the rear of the property which includes a curtain rail, curtains and a blind. The room has solid oak timber flooring, attractive décor and impressive built-in units from floor to ceiling. Features include one large radiator, one centre light piece, wall mounted shelving and five power points.



- Bedroom 3 3.26m x 3.27m
A large double bedroom has one window to the front of the property which includes a curtain rail, curtains and a blind. The room has high quality laminate timber flooring, one large radiator, one centre light piece, four power points and wall mounted shelving.

- Bedroom 4 3.26m x 2.98m
A double room has one window to the rear of the property which includes a curtain rail and a blind. The room has high quality laminate timber flooring, attractive décor, one centre light piece, one large radiator, four power points and wall mounted shelving.

- Bathroom 3.26m x 2.39m
A magnificent family bathroom features a four piece suite incorporating a shower area with a Mira Sport electric shower. The area has modern tiling on the floor and walls with attractive border tiling. There is timber panel ceiling

with recess spot lighting, one window to the rear of the property and a hot press area offering storage. Other features include two wall mounted light piece and a heated towel rail.

- Rear Lobby

This area is located off the end of the hallway and is accessed through an oak door with stained glass paneling. The rear lobby area has tile flooring, one centre light piece and built-in storage. An additional door from here allows access to the utility area.

- Utility Area 1.67m x 2.04m

The utility area has tile flooring, plumbing for a washing machine, space for a drier, tiled walls and wall mounted units. Other features include one centre light piece, one smoke alarm, one radiator and three power points. An aluminium door with glass paneling allows access to a garage.

- Garage 4.82m x 3.2m

This attached garage is suitable for conversion to add additional living s or bedroom space and offers service for a bathroom if required.

There is one window looking out over the side of the property, a roller door at the front, two centre light piece and access to an attic space can be gained from here.

Features

- Gas fired central heating
- 139.64 m²/1503 ft²
- Year of Construction: 1978
- 0.35 Acre site
- Double glazed windows
- Superb elevated site with future development potential subject to planning permission
- Fully enclosed maintenance free rear yard
- Four double bedrooms

Directions

Please use Eircode T45 CY94 for directions.



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



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