

'Weavers Square', Rathcooney, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly finished four bedroom detached property located on a mature, 1/3 acre site in picturesque Rathcooney, Glanmire. The property benefits from the recent renovation of a stunning independent, one bedroom detached house, conveniently positioned in the back right hand corner of the site which will be ideally suited to a growing/down sizing family member or could be used as a lucrative investment. Both properties are impeccable presented, are metered separately for services and could easily be separated by fencing if required.

Main House: Accommodation consists of a porch, reception hallway, living room, kitchen/dining area, four spacious bedrooms, a Jack and Jill en suite and the main family bathroom.

AMV: €540,000

BER D1 **BER E1**

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PSRA No. 002584

| FEATURES

- 4 Bedroom Detached Bungalow & a stunning newly renovated stand alone 1 Bedroom Detached House on the grounds
- Approx. 123.56 Sq. M. / 1,330 Sq. Ft.
- Built in 1976
- BER D1 with potential to increase to B2
- New top specification bio cycle treatment unit
- Private water supply with option to transfer to mains if required
- Double glazed windows & Oil fired central heating
- Just 2km from Glanmire Village and 6km from Cork city centre
- Stunning mature lawns front & rear
- 4 x double bedrooms

1 Bedroom Property Features:

- Newly refurbished property with a modern fitted kitchen & new bathroom suite.
- Approx. 60 Sq. M. / 645 Sq. Ft.
- Electricity supply metered separately from the main residence
- Superb flooring throughout
- Top quality PVC double glazed window/doors & composite front door
- Modern electric heating system and a solid fuel stove
- Enclosed side courtyard
- Ideal investment opportunity/granny flat

MAIN RESIDENCE

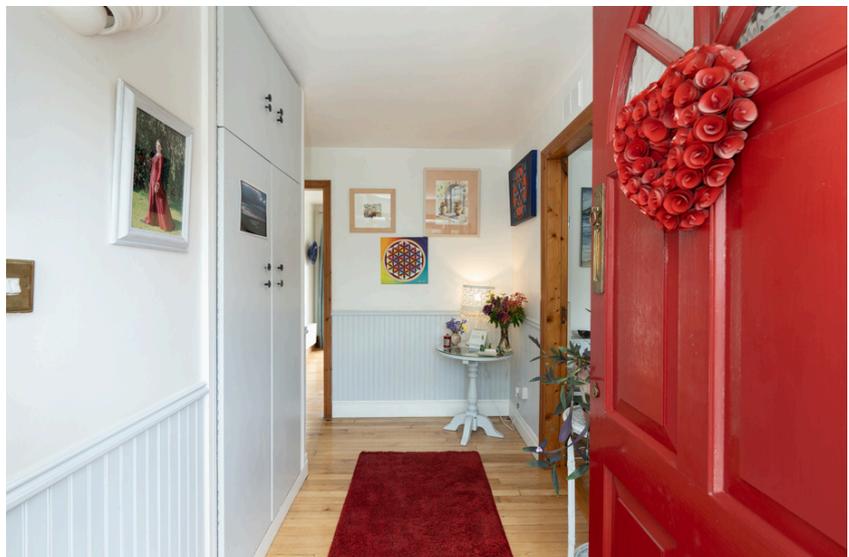
| PORCH

A sliding door allows access to the porch area which has tile flooring, one wall-mounted light piece and a timber door with attractive glass centre and side panelling allowing access to the main reception hallway.

| RECEPTION HALLWAY

1m x 10.39m (3'2" x 34'0")

The bright and welcoming reception hallway features high quality oak timber flooring, sanded and varnished to a high quality finish. The area has attractive timber wall panelling, neutral décor, recessed spot lighting, four power points and a wall-mounted light piece. The area offers a hot press, access to the attic and extensive built-in storage space.



| LIVING ROOM

4.1m x 4.35m (13'4" x 14'2")

A timber door with stain glass panelling allows access to the main living room. This room has a large window to the front of the property including a roller blind, a curtain rail and curtains, allowing extensive natural light to flow throughout the room. The room is finished with high quality solid timber flooring, an open fireplace with solid fuel stove, three wall-mounted light pieces, ten power points and one telephone point.



| KITCHEN/DINING

3m x 6.95m (9'8" x 22'8")

Located to the rear of the property, this spacious light filled, dual aspect room offers one window to the side of the property, one window to the rear, a PVC door with glass panelling to the rear and double glass doors allow access to a superb raised patio area.

The kitchen features solid oak fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. Included with in the kitchen are an integrated five ring gas hob, double oven and a stainless steel bowl and half sink. The kitchen also accommodates space for a fridge freezer, plumbing for a washing machine and a dishwasher.

There room offers extensive dining space overlooking the picture perfect rear patio and gardens and throughout the room there are two light pieces, one large radiator, fifteen power points, one telephone point and one television point.



| **BEDROOM 1**

2.95m x 5.55m (9'6" x 18'2")

A spacious double bedroom has two windows to the front of the property, both including roller blinds, curtain rails and curtains. The room has high quality timber flooring, attractive décor and an impressive Sliderobe fitted unit from floor to ceiling. There is one centre light piece, two large radiators, six power points and one telephone point. A door from the room allows access to a Jack and Jill en suite bathroom.



| **JACK AND JILL EN SUITE**

2.95m x 1.5m (9'6" x 4'9")

This superb dual access bathroom features a four piece suite including an electric shower fitted over the bath, solid timber flooring, timber wall panelling and tiling and neutral décor. There is one window to the front of the property, extensive built-in storage, one radiator, one extractor fan, one centre light piece and a wall-mounted heater.



| **BEDROOM 2**

3m x 3.65m (9'8" x 11'9")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room offers high quality laminate timber flooring, attractive décor, built-in storage units from floor to ceiling, one centre light piece, one large radiator and four power points.



| **BEDROOM 3**

3m x 3m (9'8" x 9'8")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtain. The room offers high quality solid timber flooring, attractive décor, impressive built-in units from floor to ceiling, one centre light piece, one radiator and two power points.



| **BEDROOM 4**

2.95m x 3.6m (9'6" x 11'8")

A spacious double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has high quality solid timber flooring, attractive décor and a vanity area with sink and tile splashback. There is ample storage space, one centre light piece, one radiator and two power points.



| **FAMILY BATHROOM**

2.2m x 1.8m (7'2" x 5'9")

The main family bathroom features a three piece suite including a walk-in shower cubicle incorporating a mains operated shower. There is floor and wall tiling, timber panelling on the walls, one window to the rear, one radiator, recessed spot lighting and a wall-mounted heater. Located off the bathroom are large linen storage areas.



ONE BEDROOM DETACHED PROPERTY

This spectacular one bedroom detached home which has been newly renovated in the last two years with no expense spared on any of the finishes, is neatly tucked away in the right hand corner of the site and offers its own maintenance free side courtyard. This property could be used as a lucrative full time investment property, as an Air BNB (subject to satisfactory planning) or a residence for growing/downsizing family members.

Accommodation consists of open plan kitchen/dining/living area, a large double bedroom and a luxurious separate shower room. Built to the highest standards offering a modern fitted kitchen, flooring, electric heating system, windows and doors.

| OPEN PLAN KITCHEN/DINING/LIVING

6.1m x 7m (20'0" x 22'9")

A composite door with glass centre and side panelling allows access to an open plan kitchen/dining/living area.

This beautiful triple aspect space has one window to the front of the property, double doors accessing the side and a Velux window to the rear. The room has extensive dining and living space, attractive décor, recessed spot lighting, a solid fuel stove, two electric radiators and high quality laminate timber flooring throughout.

The kitchen includes modern fitted units in a grey colour scheme at eye and floor level in an L-shape, with extensive worktop counter space and a stainless steel splashback surrounding the hob. There is a stainless steel sink, plumbing for a washing machine and dishwasher, space for an American style fridge freezer and an integrated oven/hob/extractor fan. Throughout this area there are fourteen power points.



| LOBBY

A lobby area off the open plan area allows access to the bedroom and shower room.

| BEDROOM

4.05m x 3.9m (13'2" x 12'7")

This superb double bedroom has a bay window to the front of the property including a roller blind, a curtain rail and curtains. The room has high quality laminate timber flooring and an attractive colour scheme. The room is dual aspect, offering a sliding door to the side courtyard. There is one centre light piece, one radiator and six power points.



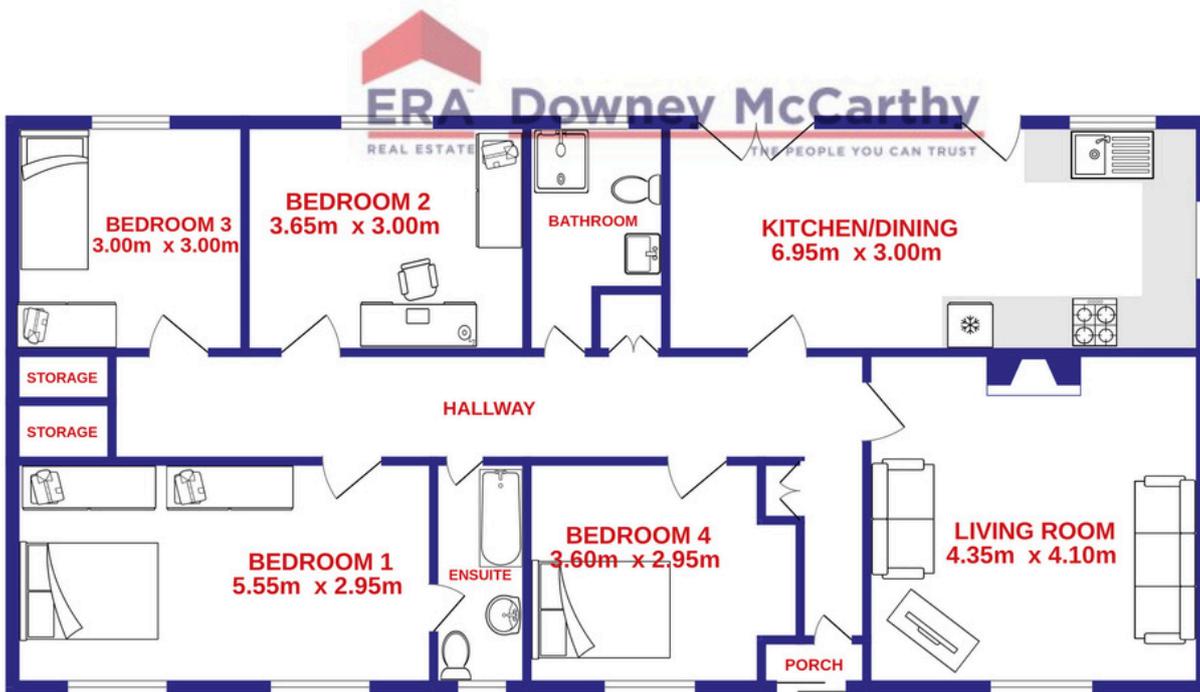
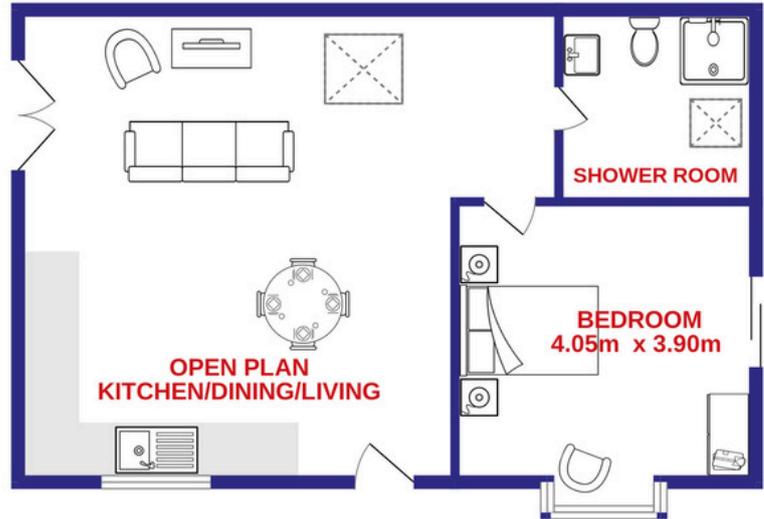
| SHOWER ROOM

1.9m x 2.55m (6'2" x 8'3")

The shower room features a three piece suite including a large walk-in corner shower area with rainforest shower head. The room has impressive modern tiling, a Velux window to the rear, recessed spot lighting, one extractor fan one radiator, integrated storage space and bespoke built-in storage finished in a mosaic tile.



| FLOOR PLAN



| GARDENS AND EXTERIOR

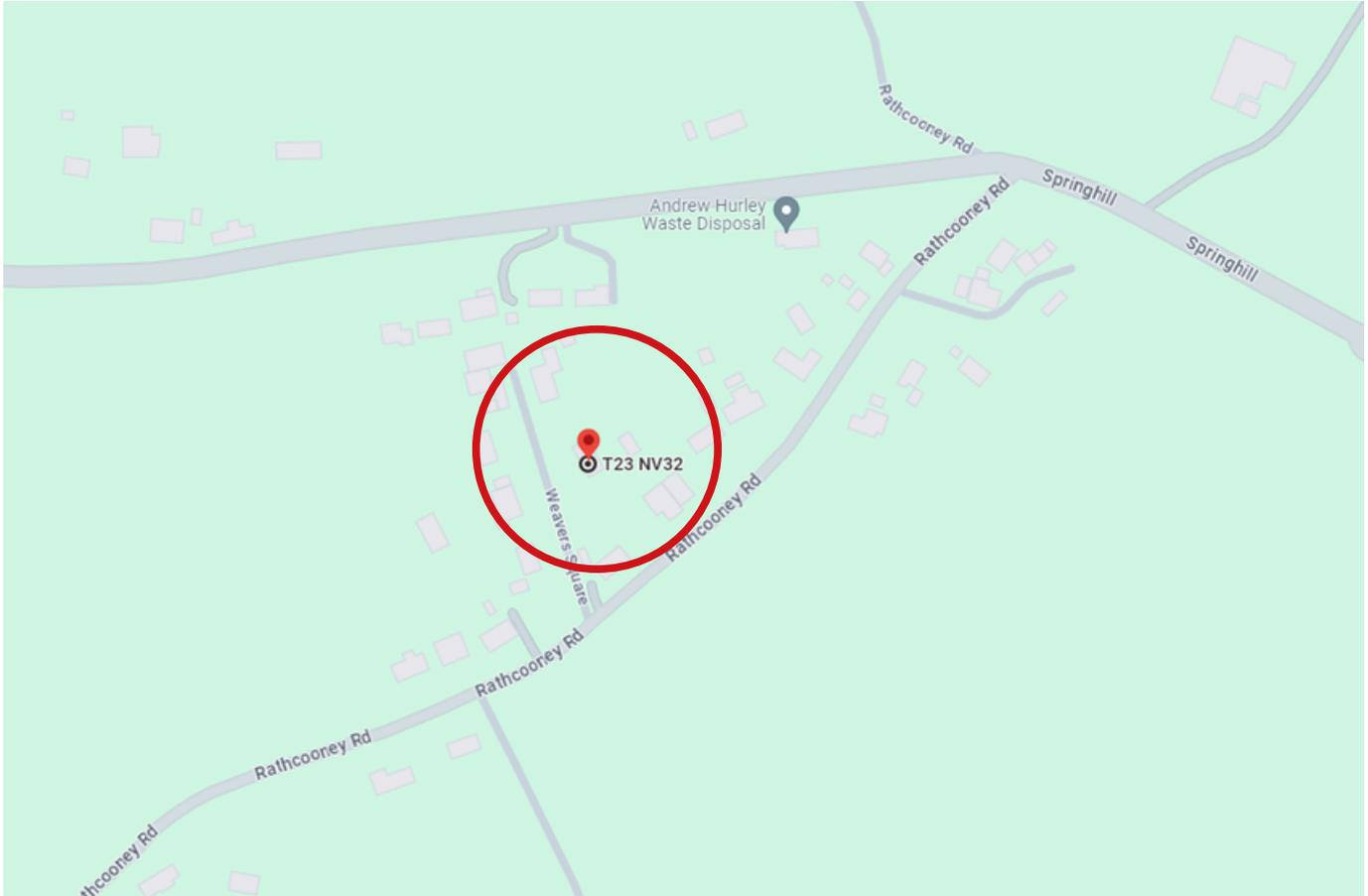


The property is fully enclosed with block built walls and offers off street parking to the front of the property on a gravel driveway for 3-4 cars. Secure double gates allow access from the front driveway to the rear yard where there are additional parking spaces. The property boasts impeccably presented lawns front and rear with a host of mature trees, shrubs, purpose built raised flower beds and vegetable gardens. There is a large Steeltech shed located at the side of the property together with a substantial boiler house which is currently used for storage.

The property offers ample available space to extend the existing four bedroom property if required subject to FPP whilst still retaining substantial gardens.

| DIRECTIONS

Please see Eircode T23 NV32 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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