

10 Huggardsland, Glasheen Road, Glasheen, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb three bedroom detached bungalow, situated in a quiet and mature residential area off the Glasheen Road. The property benefits from a fully enclosed rear garden, a converted attic space, and its location close to a host of amenities including local schools, bus routes, bars, restaurants, The Lough, CUH, UCC, and Wilton Shopping Centre.

Accommodation consists of porch, reception hallway, living room, sitting room, superb kitchen, utility room, guest w.c, three bedrooms, and main family bathroom. The property also benefits from a fantastic and versatile attic conversion.

AMV: €315,000

BER D1

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PSRA No. 002584

| FEATURES

- Approx. 88.88 Sq. M / 957 Sq. Ft.
- Built in 1940
- BER D1
- Double glazed PVC windows
- Three bedrooms
- Superb and spacious converted attic
- Fully enclosed rear garden
- Close proximity to UCC, CUH, Wilton Shopping Centre, The Lough, Cork city centre
- Close to a host of amenities including schools, shops, bars, restaurants
- On the 216 bus route

| PORCH

0.83m x 1.74m (2'7" x 5'7")

A sliding glass door allows access to the porch, and from here a solid timber door with frosted glass panelling leads you through to the hallway.



| RECEPTION HALLWAY

1.59m x 1.74m (5'2" x 5'7")

The reception hallway has laminate timber flooring, one centre light fitting, and access to the fuse board.



LIVING ROOM

3.25m x 4.68m (10'6" x 15'3")

This main living room has one large bay window overlooking the front of the property, flooding the area with extensive natural light. There is one feature centre light fitting with ceiling rose, one radiator, carpet flooring, a fireplace with electric insert, built-in display and storage units, and neutral décor.



SITTING ROOM

3.91m x 2.49m (12'8" x 8'1")

This versatile room has one window to the rear, timber panelled ceiling, recessed spot lighting, neutral décor, one large radiator, and laminate timber flooring. An open arch allows access into the kitchen.



KITCHEN/DINING

4.51m x 2.95m (14'7" x 9'6")

The superb kitchen area has a high ceiling with timber panelling, recessed spot lighting, and a large Velux window. The kitchen features solid fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback, lino flooring, dining space, one large radiator, ample power points, a stainless steel sink, and space for an oven/hob/extractor fan. The room is dual aspect with one window to the front of the property, and one window to the side. A door allows access to the utility room.



| UTILITY ROOM

1.82m x 1.6m (5'9" x 5'2")

This utility room has lino flooring, fitted units, worktop counter plumbing for a washing machine, space for a dryer, power points, a door with frosted glass panelling allowing access to the rear garden, and a door allowing access to the guest w.c.



| GUEST W.C

1.66m x 1.39m (5'4" x 4'5")

This guest w.c features a two piece suite, one centre light fitting, one window to the side of the property, lino flooring, tile splashback, fully tiled walls, and towel rail.



| MAIN HALLWAY

1.04m x 4.87m (3'4" x 15'9")

The main hallway has carpet flooring, one large radiator, two light fittings, access to the hot press, and a Stira staircase allows access to the converted attic.



BEDROOM 1

3.6m x 2.3m (11'8" x 7'5")

This double bedroom has one window to the front of the property, lino flooring, timber panelled ceiling, recessed spot lighting, one centre light fitting, and one radiator.



BEDROOM 2

2.73m x 2.66m (8'9" x 8'7")

This bedroom has one window overlooking the rear of the property, one centre light fitting, lino flooring, built-in wardrobe units, and one radiator.



BEDROOM 3

2.68m x 1.99m (8'7" x 6'5")

This bedroom has one window to the rear of the property, one centre light fitting, lino flooring, built-in wardrobe units, and one radiator.



| MAIN BATHROOM

1.77m x 1.54m (5'8" x 5'0")

The main family bathroom features a three piece suite including an open shower incorporating a Triton Safeguard electric shower, one centre light piece, modern floor and wall tiling, attractive neutral décor, fully tiled walls, one frosted window to the rear of the property, and an extractor fan.



| CONVERTED ATTIC

2.79m x 4.31m (9'1" x 14'1")

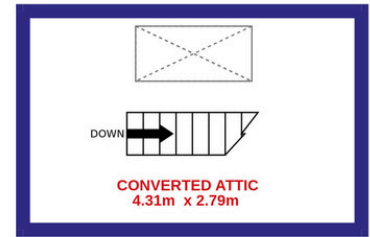
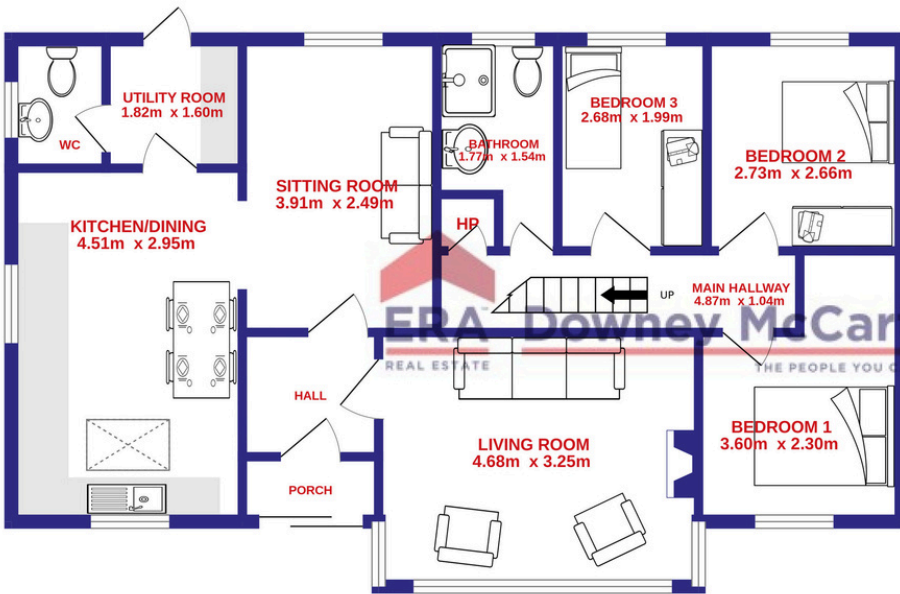
The superb and fully floored attic has timber flooring, recessed spot lighting, neutral décor, ample power points, access to the eaves, and one large Velux window allows extensive natural light to fill the room.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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| GARDENS AND EXTERIOR



The front of the property is fully enclosed with block built walls and a gate. There is a small garden area which is laid to lawn with mature shrubs and plants abound.

Side access allows access to the rear.

The rear of the property is fully enclosed to all sides with block built walls, timber fencing, and mature hedging. There is a patio area, a garden which is laid to lawn, mature shrubbery and trees, and two sheds which are ideal for storage.

| DIRECTIONS

Please see Eircode T12 T2F5 for directions.



| ALL ENQUIRIES TO:

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