

"Woodmist", Glyntown, Glanmire, Cork



ERA Downey McCarthy Auctioneers are pleased to present to the market this substantial, six bedroom detached property which benefits from bright, spacious accommodation and a south east facing rear aspect. The property occupies a superb site in the much sought after location of Glyntown, Glanmire, and offers much scope to extend the existing property subject to planning permission.

Accommodation consists of porch, reception hallway, living room, kitchen/dining area, lounge, utility room, three spacious double bedrooms and family bathroom on the ground floor. Upstairs the property offers three additional bedrooms, extensive storage space and another family bathroom.

AMV: €450,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 168.2 Sq. M. / 1,810 Sq. Ft.
- Built in 1960
- BER E1
- Spectacular site with future development potential subject to FPP
- Mix of PVC and teak double glazed windows
- Oil fired central heating
- Six double bedrooms
- Spacious living accommodation
- Detached garage (5.9m x 5.05m)
- Sought after residential location a short drive from all essential and recreational amenities in Glanmire and Little Island
- Easy access to M8, N25 and N40 road networks

| PORCH

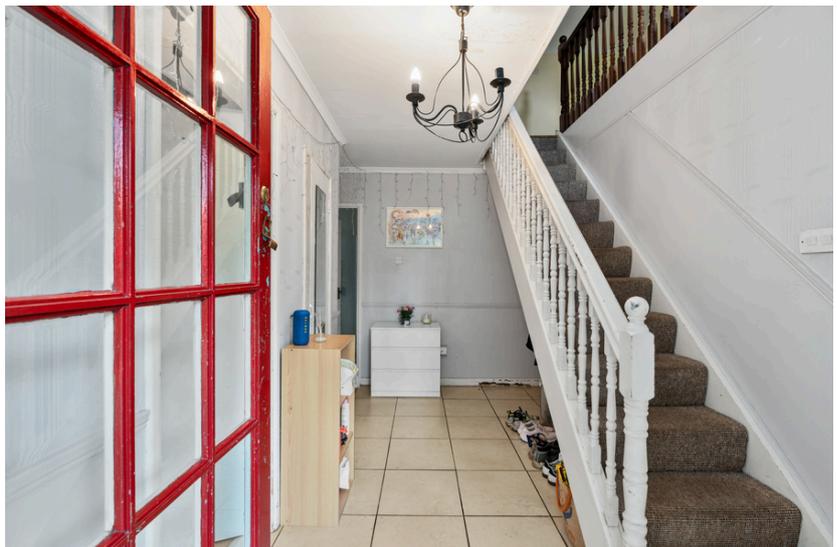
0.9m x 1.8m (2'9" x 5'9")

A sliding door allows access to a porch area which has tile flooring. This in turn allows access to a teak door with glass panelling, which leads you through to the main reception hallway.

| RECEPTION HALLWAY

3.95m x 7.1m (12'9" x 23'2")

The reception hallway has tile flooring, covings around the ceiling and under stair storage. There are two light pieces, one radiator, two power points, one telephone point.



| LIVING ROOM

4.15m x 3.7m (13'6" x 12'1")

The living room has one window to the front of the property including a curtain rail and curtains. The room is finished with laminate timber flooring, an open fireplace, one centre light piece, one radiator, six power points and one television point.



| KITCHEN/DINING

3.35m x 4.55m (10'9" x 14'9")

This dual aspect room has one window to the side of the property and one window to the rear, both with pelmets. The kitchen has units at eye and floor level in an L-shape with an extensive worktop counter and tile splashback. There is tile flooring, one centre light piece, one radiator, eight power points and an extractor hood. Double doors with glass panelling allow access to the lounge.



| LOUNGE

3.7m x 4.4m (12'1" x 14'4")

The lounge has one window to the front of the property including a curtain rail and curtains. The room has laminate timber flooring, covings around the ceiling, an open fireplace, one radiator, four power points and one television point.



| UTILITY ROOM

2.35m x 2.38m (7'7" x 7'8")

The utility room which is located off the kitchen has tile flooring, one centre light piece, built-in storage space and a hot press area. There is plumbing for a washing machine and a door allowing access to the rear garden.



| BEDROOM 1

3.65m x 3.85m (11'9" x 12'6")

This spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has laminate timber flooring, built-in units from floor to ceiling, one centre light piece, two radiators, four power points and one telephone point.



| BEDROOM 2

3.4m x 3.05m (11'1" x 10'0")

This spacious double bedroom has one window to the rear of the property including a curtain rail. The room has laminate timber flooring, one centre light piece, one radiator and two power points.



| BEDROOM 3

2.35m x 3.3m (7'7" x 10'8")

A spacious single bedroom has one window to the rear of the property including a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one radiator and two power points.



| BATHROOM 1

2.35m x 1.8m (7'7" x 5'9")

The main family bathroom features a three piece suite including a corner shower cubicle incorporating a Triton T90 electric shower. There is one window to the rear of the property, floor and wall tiling, PVC panelling, one radiator, one centre light piece and wall-mounted shelving.



| STAIRS AND LANDING

1m x 8.95m (3'2" x 29'3")

The stairs to the first floor are fitted with carpet flooring. The landing area has solid timber flooring, one radiator, two power points and access to the eaves of the roof for storage. There is one Velux window to the rear of the property and a dormer window to the front. The landing offers a spacious open plan area which could be utilised as a home office or play area.



| BEDROOM 4

3.55m x 3.05m (11'6" x 10'0")

This dual aspect double bedroom has a dormer window to the front of the property and one window to the side. The room has solid timber flooring, recessed spot lighting, one radiator and four power points.



| BEDROOM 5

3.55m x 2.7m (11'6" x 8'8")

This dual aspect double bedroom has a dormer window to the front of the property and one window to the side. The room has solid timber flooring, recessed spot lighting, one radiator and four power points.



| **BEDROOM 6**

2.45m x 3.9m (8'0" x 12'7")

This generous sized double bedroom has two Velux windows to the front of the property. The room has solid timber flooring, recessed spot lighting, one radiator and four power points. A door from the room allows access to a walk-in storage closet.



| **WALK-IN STORAGE CLOSET**

2.45m x 0.55m (8'0" x 1'8")

This area has shelving, one radiator and one centre light piece.

| **BATHROOM 2**

2.45m x 1.8m (8'0" x 5'9")

A second family bathroom servicing the upper floor features a four piece suite including a mains operated shower fitted over the bath. There is one Velux window to the front, solid timber flooring, attractive modern wall tiling, one radiator, one centre light piece and an extractor fan. A door allows access to a storage area.

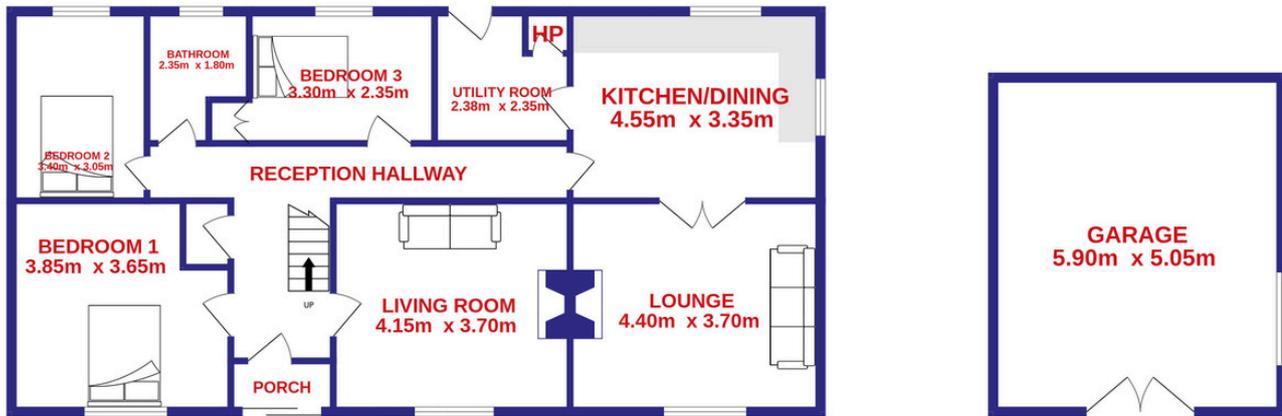


| GARDENS AND EXTERIOR



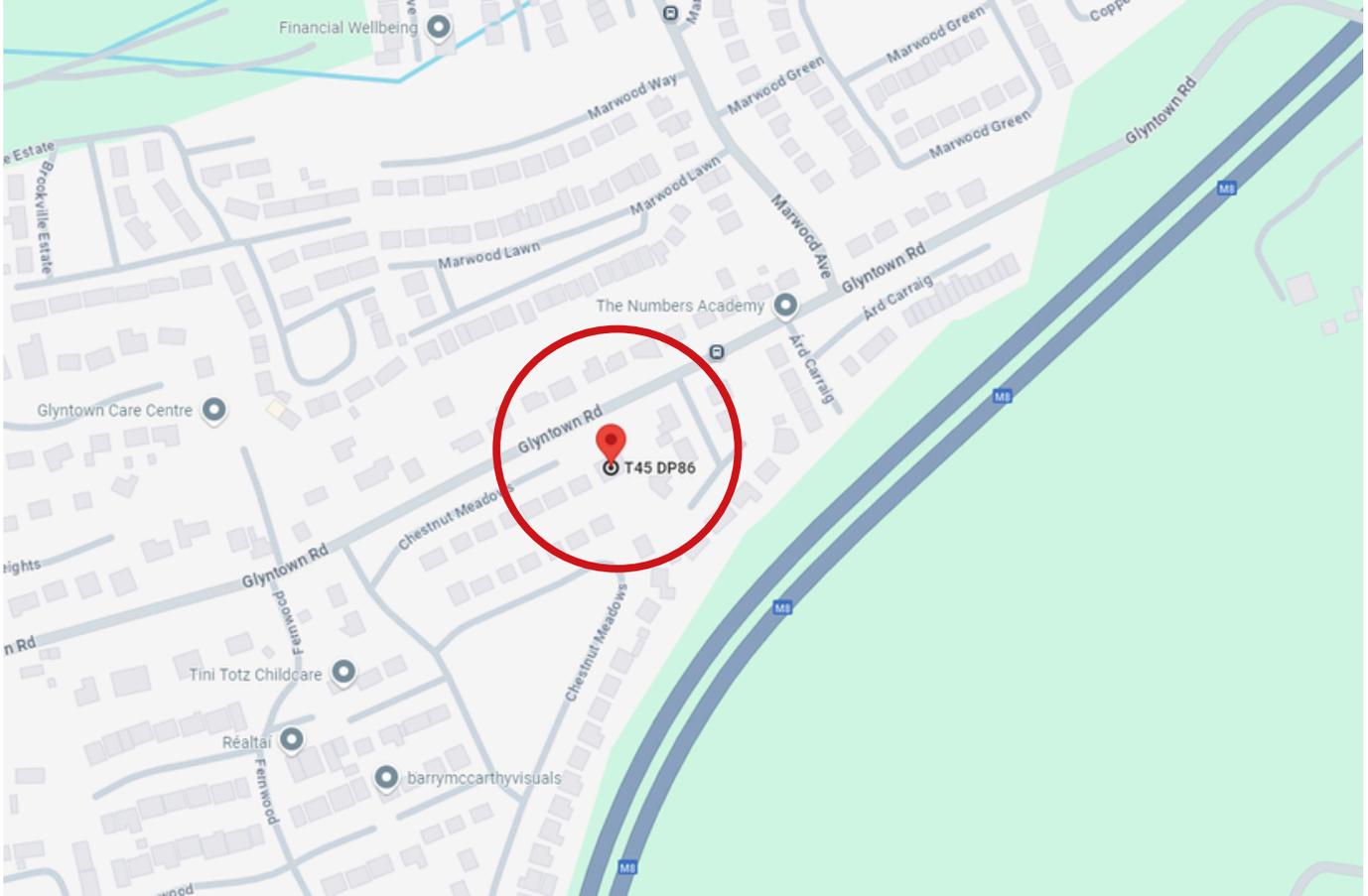
FLOOR PLAN

GROUND FLOOR



| DIRECTIONS

Please see Eircode T45 DP86 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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