

9 Castlejane Court, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented two bedroom ground floor apartment in the much sought after residential development of Castlejane Court, Glanmire. The property has been beautifully maintained throughout and offers a host of high quality finishes all combined with a convenient location adjacent to a host of local amenities.

Accommodation consists of reception hallway, kitchen/dining area, living room, two spacious bedrooms, and the main family bathroom.

AMV: €245,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

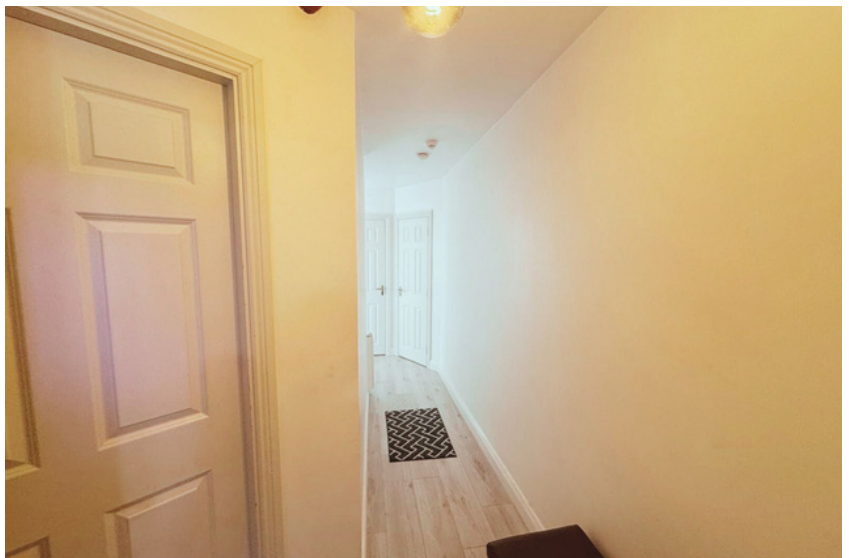
| FEATURES

- Approx. 61.7 Sq. M. / 664 Sq. Ft.
- Built in 2003
- BER D1
- Electric heating
- Double glazed PVC windows
- Attractively presented throughout
- Modern fitted kitchen
- Two spacious bedrooms
- Ample parking available
- Sought after low density development close to all amenities in Glanmire
- Ideal first time buy

| RECEPTION HALLWAY

5.71m x 2.59m (18'7" x 8'4")

The bright reception hallway is finished with high quality laminate timber flooring, attractive neutral décor, one centre light piece, and one electric heater. Access to a hot press and separate storage area are gained from the hallway,



KITCHEN/DINING

3.26m x 4.62m (10'6" x 15'1")

The kitchen features modern high gloss fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes a stainless steel sink and drainer unit, integrated double oven/hob/extractor fan, dishwasher and space for a freestanding fridge freezer. The area has one window to the side of the property, ample dining space and high quality ceramic tile flooring. There are two light pieces, attractive neutral décor, smoke detector, one electric heater, and eight power points. An open arch allows access to the main living room.



LIVING ROOM

3.75m x 3.56m (12'3" x 11'6")

A superb main living room has a large window to the front of the property, including a curtail rail and curtains, which overlooks the communal green areas within Castlejane Court. The room has high quality laminate timber flooring, attractive neutral décor, one centre light piece, one electric heater, and six power points.



| **BEDROOM 1**

3.76m x 3.12m (12'3" x 10'2")

A spacious double bedroom has double glass doors with windows to either side which allow access to the small patio and communal rear garden. The room has high quality laminate timber flooring, freestanding storage units, attractive décor, one centre light piece, one electric heater, and four power points.



| **BEDROOM 2**

3.76m x 2.73m (12'3" x 8'9")

A double bedroom has one window to the rear of the property. The room offers high quality laminate timber flooring, freestanding units for storage, one centre light piece, one electric heater, and two power points.



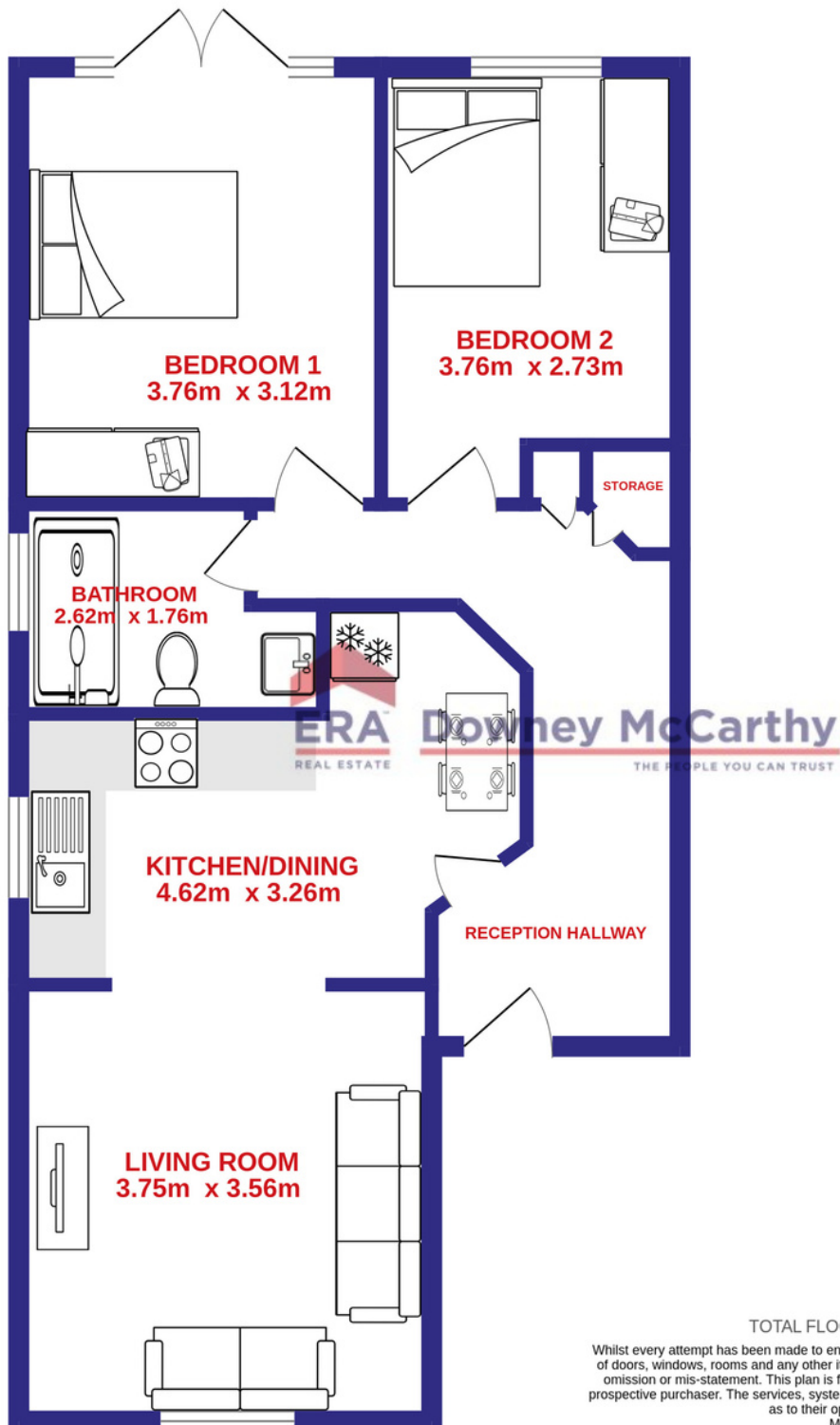
| **BATHROOM**

1.76m x 2.62m (5'7" x 8'5")

The beautifully appointed main bathroom features a three piece suite including a large shower cubicle incorporating a Mira Sport electric shower. The room has impressive modern tiling throughout, vanity unit, wall-mounted mirror with integrated lighting, one frosted window to the side of the property, one extractor fan, one centre light piece, and one heater.



| FLOOR PLAN

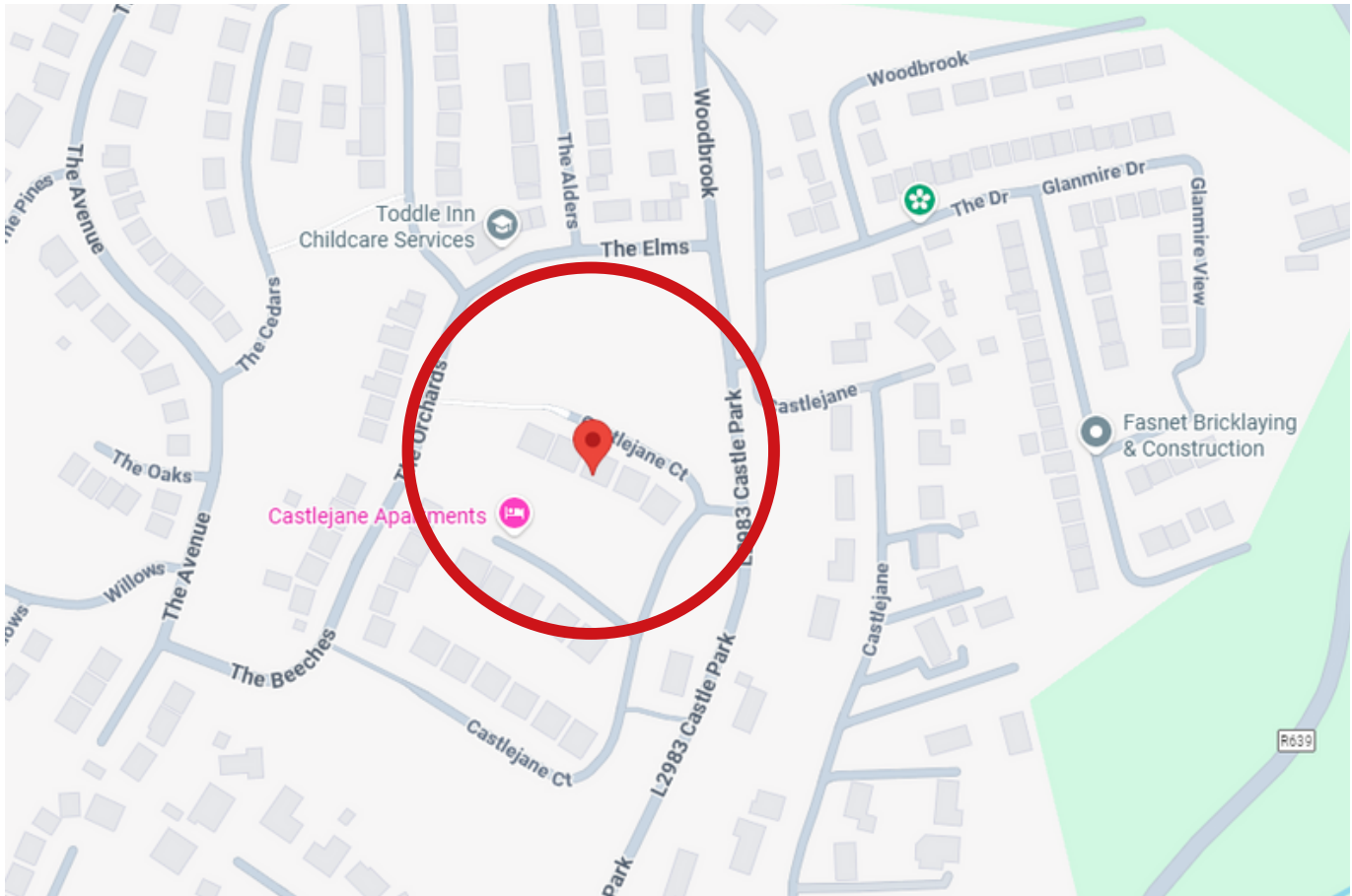


TOTAL FLOOR AREA : 61.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T45 X343 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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