

## 219 Fernwood Glyntown, Glanmire, Cork. **BER C1**



ERA Downey McCarthy are delighted to present to the market this immaculately maintained four bedroom semi-detached property in the much sought after location of Fernwood in Glanmire. The property has a host of amenities at its doorstep such as shops, restaurants, schools and sporting grounds.



**AMV €295,000**

PSRA Licence No. 002584

## Accommodation


- Reception Hallway 6.3m x 2.1m

A small window to the side of the door allows extensive natural daylight into the area. The hallway has tile flooring, one radiator, spotlight fittings, one telephone point, alarm point and the thermostat control for the heating. Under the stairs a cloakroom area is used for storage.
- Living Room 4.1m x 4.0m

Spacious living room with a bay window overlooking the front of the property. Features include laminate flooring, fireplace with a wooden surround, one radiator, one centre light piece and four power points.
- Guest W.C 2.0m x 1.5m

The guest W.C has fully tiled walls and floors, radiator, extractor fan, one W.C, wash hand basin with a vanity mirror overhead and a light fitting.
- Kitchen 3.3m x 3.0m

Impressive modern fitted kitchen with solid wood units at eye and floor level with an extensive worktop counter and tiled splash back. Features include tile flooring, breakfast counter, electric hob, oven with an extractor fan overhead, one radiator, stainless steel sink, two power points, one centre light piece and spot light fittings throughout.  
The area also has a built in fridge, dishwasher and microwave. One window overlooks the rear of the property.


- Utility Area 1.5m x 2.2m

The utility area has plumbing for a washing machine and dryer. Features include tile flooring, gas boiler, one power point and a PVC door allows access to the rear garden.
- Dining Room 4.4m x 3.1m

The dining room has a laminate floor, one centre light piece, two power points, one radiator and a double PVC door leads out to the rear garden.



- Stairs and landing

The stairs and landing are fully carpeted throughout. The hot press is located off the landing and is also shelved for storage. Features include one window overlooking the side of the property, one centre light piece and access to the attic is gained from a fitted Stira stairs.

- Bedroom 1                      4.1m x 3.4m

A spacious master bedroom with one window overlooking the front of the property. Features include carpet flooring, one radiator, three power points, one centre light piece and built-in wardrobes.



- En Suite

The en suite has tile flooring and is also tiled from floor to ceiling. Features include one W.C, one wash hand basin and a Triton T90XR shower fitted in a shower cubicle. The en suite also has an extractor fan and one radiator.

- Bedroom 2                      3.7m x 3.2m

A double bedroom to the rear of the property with one window overlooking the back garden. Features include carpet flooring, two power points, one tv point, one radiator and one centre light piece.



- Bedroom 3                      2.5m x 3.0m
- Bedroom 4                      2.5m x 2.7m
- Main Bathroom                2.2m x 2.8m

Another double bedroom with one window overlooking the rear of the property, one radiator, two power points, tv point, one centre light piece and carpet flooring.

A single bedroom with one window overlooking the front of the property. Features include one radiator, two power points, tv point, one light fitting and carpet flooring.

The main bathroom has tiling on the floor and from floor to ceiling. The bathroom has a one window overlooking the side of the property, a bathtub, extractor fan, one w.c, one wash hand basin and a Triton T90 SI shower.

## Features

- 128 m<sup>2</sup> / 1378 ft<sup>2</sup> approx.
- Property was built in 2008
- Natural Gas fired central heating
- Double glazed windows
- Convenient location
- Large landscaped rear garden
- Turn key condition throughout
- Large driveway to the front
- Modern fitted kitchen

## Directions

Please see Eircode T45 K406 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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