

10 Hazelwood Lawn, Riverstown, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented three bedroom mid-terrace property in a mature, private cul-de-sac within the sought after Hazelwood development. The property has been recently modernised to include a new fitted kitchen, refurbished main bathroom, and fully landscaped rear garden is sure to attract a host of interest from first time buyers, investors, and down sizers alike.

Accommodation consists of reception hallway, living room, kitchen/dining area on the ground floor while upstairs the property offers three spacious bedrooms and the main family bathroom.

Early viewing of this turnkey home is strongly advised.

AMV: €315,000

BER C1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 72 Sq. M. / 775 Sq. Ft.
- Built in 1989
- Recently installed fitted kitchen
- Newly refurbished bathroom with magnificent tiling
- Fantastic fully landscaped rear yard
- Shared side/rear lane allowing access to the rear yard
- BER C1 with potential to increase to B2
- Gas fired central heating
- Double glazed windows
- Attractive finishes throughout
- Three spacious bedrooms
- Great location within walking distance to amenities including bus services, shopping centres, restaurants, pharmacy, GAA clubs, local schools, pubs and cafes
- Set in a quiet cul-de-sac within a mature residential estate
- Ideal first time buy/investor/trade down property

| PORCH

A sliding door allows access to a porch area which has tile flooring. A PVC door with stain glass centre and side panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

4.5m x 1.67m (14'7" x 5'4")

The beautifully presented reception hallway features attractive marble tile flooring throughout. The area has LED recessed spot lighting, attractive dado rail, extensive under stair storage and attractive neutral décor. There is one large radiator, two telephone points, two power points, and timber doors with glass panelling leads you through to the main living room and kitchen/dining areas.



| LIVING ROOM

4.95m x 2.9m (16'2" x 9'5")

A superb main living room has one window to the front of the property, including a Venetian blind, a curtain rail, and curtains. The room has wide plank oak timber flooring, an open fireplace with timber surround, one large radiator and one centre light piece. There is attractive neutral décor, four power points, one television point, and an open arch allows access to the open plan kitchen/dining area.



| KITCHEN/DINING

2.66m x 4.65m (8'7" x 15'2")

The kitchen features modern high gloss fitted units at eye and floor level with extensive worktop counter and subway tile splashback. There is one window to the rear of the property, and a PVC door with glass panelling allows access to the rear yard. The kitchen includes an integrated oven/hob/extractor fan, microwave, dishwasher, and space for an American style fridge freezer. The area has tile flooring, one large radiator, extensive dining space, nine power points, one centre light piece, and LED recessed spot lighting throughout.



| STAIRS AND LANDING

3.33m x 1.67m (10'9" x 5'4")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, an access hatch to the attic and a hot press which is shelved for storage.



| BEDROOM 1

3.36m x 2.86m (11'0" x 9'3")

A spacious double bedroom has one window to the rear of the property including a Venetian blind, a curtain rail, and curtains. The room has carpet flooring, attractive neutral décor, and impressive built-in units from floor to ceiling. There is one centre light piece, two wall-mounted light pieces, one large radiator, and six power points.



| BEDROOM 2

3.5m x 2.88m (11'4" x 9'4")

A large double bedroom has one window to the front of the property including a Venetian blind, a curtain rail, and curtains. The room has carpet flooring, attractive décor, one centre light piece, a large radiator, extensive built-in storage from floor to ceiling, and four power points.



| **BEDROOM 3**

2.32m x 2.16m (7'6" x 7'0")

A single bedroom has one window to the front of the property including a Venetian blind, a curtain rail, and curtains. The room has carpet flooring, attractive décor, one centre light piece, one radiator, and two power points.



| **BATHROOM**

1.82m x 1.66m (5'9" x 5'4")

The newly refurbished family bathroom features a three piece suite including a double walk-in shower area incorporating an Mira Elite SE electric shower. The area has impressive floor and wall tiling, one window to the rear of the property with a roller blind and a bespoke cantilevered sink with integrated storage. There is one centre light piece, one extractor fan, a heated towel rail, and a wall-mounted mirror with LED lighting.



| **STORAGE SHED**

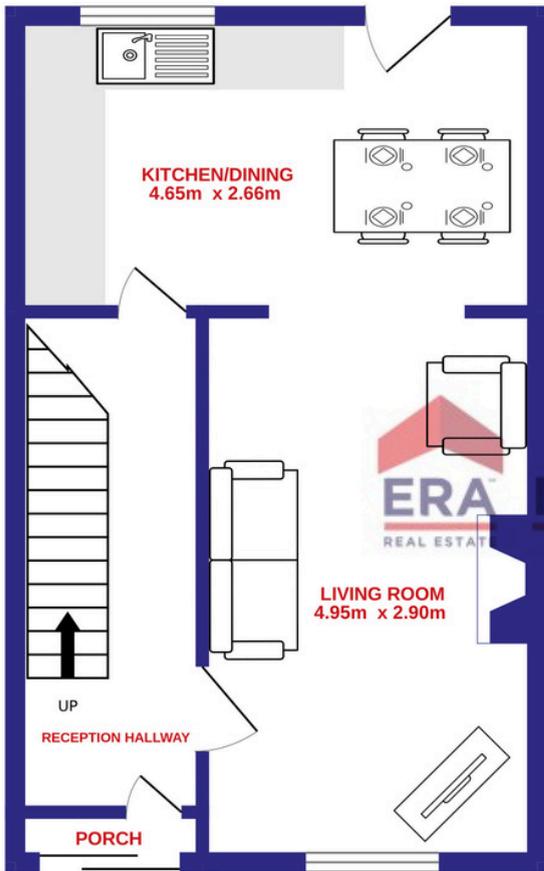
3.06m x 2.45m (10'0" x 8'0")

The block built shed to the rear accommodates a utility space together with a guest w.c. The area has plumbing for a washing machine, space for a dryer, extensive storage space and has external power.

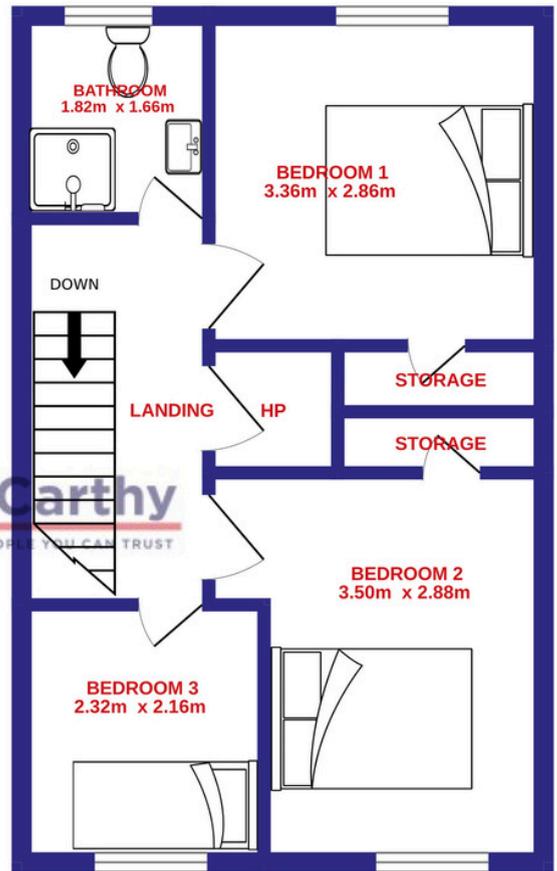


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



The front of the property is enclosed with block built walls to both sides of a tarmac driveway, which offers off street parking for two cars. There are mature shrubs and plants planted to the right hand boundary. The property has an attractive maintenance free façade of red brick finish.

The rear of the property boasts an immaculately presented maintenance free patio area. The area is fully enclosed and a secure gate allows access to a communal side lane, allowing access for bins, bikes etc. The rear yard offers superb floral arrangements within a purpose-built flower bed, leading away to a block built shed to the rear. The area enjoys natural sunlight throughout the day and is ideal for outdoor entertaining.

