

31 Pairc Na Sraide, Glenville, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb and excellently maintained three bedroom end of terrace property, located in the low density and mature residential area of Pairc Na Sraide, in Glenville. An ideal first time buy, this property offers spacious bedroom and living accommodation, and is easily accessible to Cork city centre.

Accommodation consists of reception hallway, living room, open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €325,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Ideal first time buy
- Approx. 111.82 Sq. M. / 1,204 Sq. Ft.
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Built in 2005
- Oil fired central heating
- Double glazed PVC windows
- Three spacious bedrooms
- Enclosed rear garden
- Overlooking a green area to the front
- Quiet mature location
- c. 20km to Cork city centre
- Easy access to the M8 road network

| RECEPTION HALLWAY

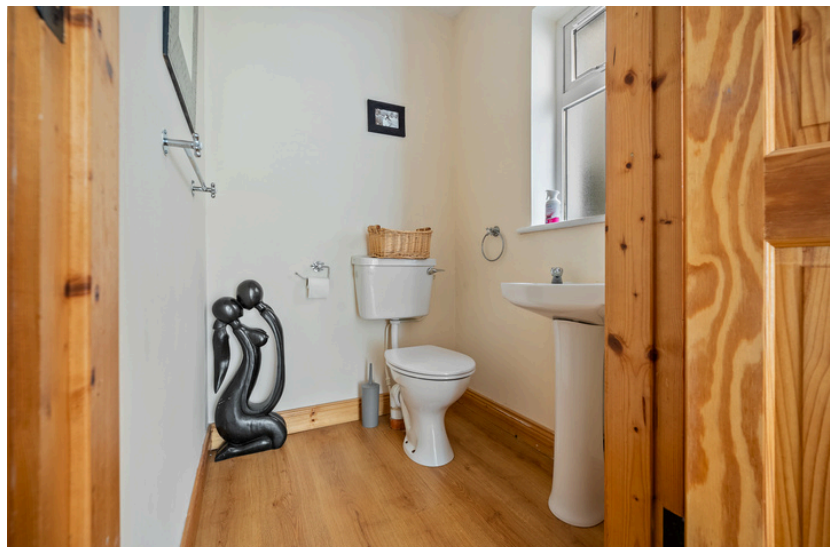
5.38m x 1.14m (17'6" x 3'7")

A teak door with centre and side glass panelling allows access into the main reception hallway. The bright reception hallway has attractive décor, high quality laminate timber flooring, one window to the side of the property, one large radiator, two light pieces, an alarm control point, two power points, and extensive under stair storage.



| GUEST W.C

The guest w.c features a two piece suite, one window to the side of the property, laminate timber flooring, one centre light piece, and an extractor fan.



| LIVING ROOM

4.22m x 4.26m (13'8" x 13'9")

A superb main living room has two windows to the front of the property, flooding the area with extensive natural light. The room has high quality laminate timber flooring, impressive cast iron fireplace with tile hearth and timber surround, one centre light piece, one large radiator, six power points, one television point, and one telephone point.



| OPEN PLAN KITCHEN/DINING

5.32m x 5.59m (17'4" x 18'3")

This open plan L-shaped kitchen/dining area had two windows to the rear of the property, and double doors allow access to the superb rear patio. The kitchen features modern fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, plumbing for a washing machine, space for a fridge freezer, integrated larder units, a bowl and a half sink, and integrated wine racks. There are two light pieces, one radiator, and nine power points.

The dining area has one radiator, laminate timber flooring, two power points, and one centre light piece.



| STAIRS AND LANDING

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



| BEDROOM 1

2.94m x 5.59m (9'6" x 18'3")

This spacious double bedroom has two windows to the rear of the property, new carpet flooring, attractive neutral décor, one large radiator, one centre light piece, six power points, a thermostat control for the heating, and a door allowing access into the en suite.



| EN SUITE

1.9m x 1.42m (6'2" x 4'6")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Elite SE electric shower, impressive tiling, one window to the side of the property, one centre light piece, and one radiator.



| **BEDROOM 2**

4.24m x 3.39m (13'9" x 11'1")

Another spacious double bedroom has two windows to front of the property, new carpet flooring, one large radiator, one centre light piece, and four power points.



| **BEDROOM 3**

3.1m x 2.06m (10'1" x 6'7")

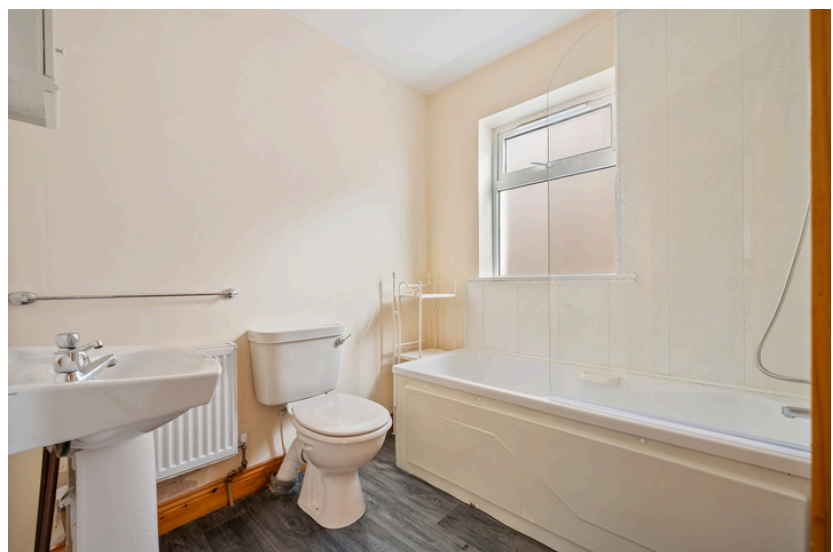
This single bedroom has one window to the front of the property, carpet flooring, two power points, one large radiator, and one centre light piece.



| **BATHROOM**

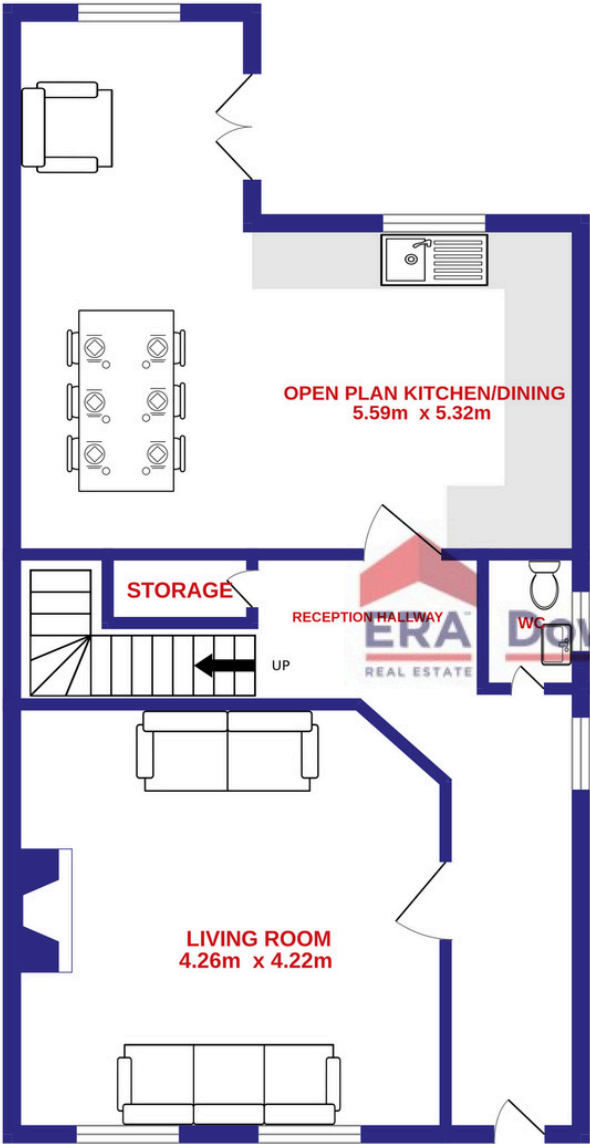
2.01m x 2.06m (6'5" x 6'7")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. There is one window to the side, vinyl flooring, PVC panelling to the shower area, one centre light piece, and one radiator.

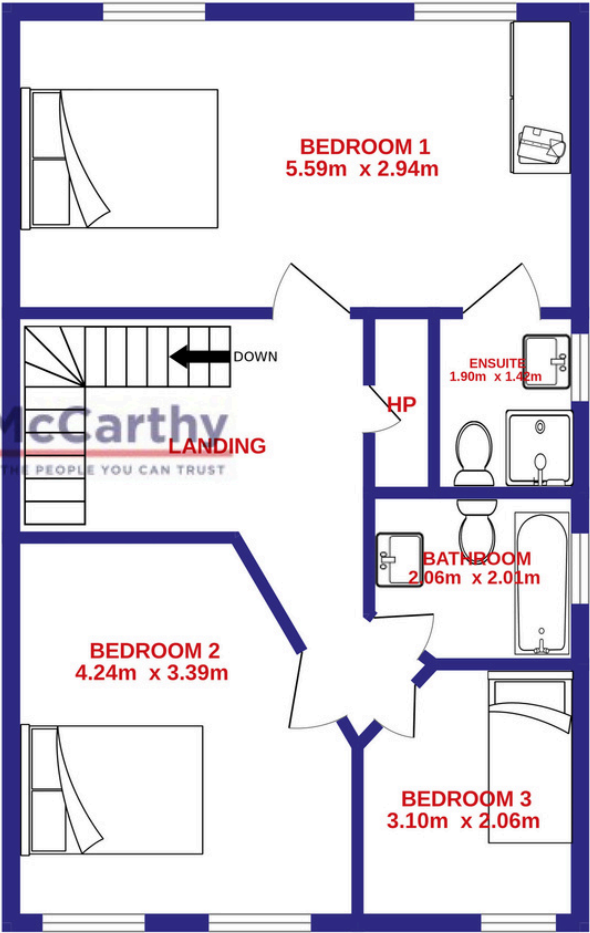


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

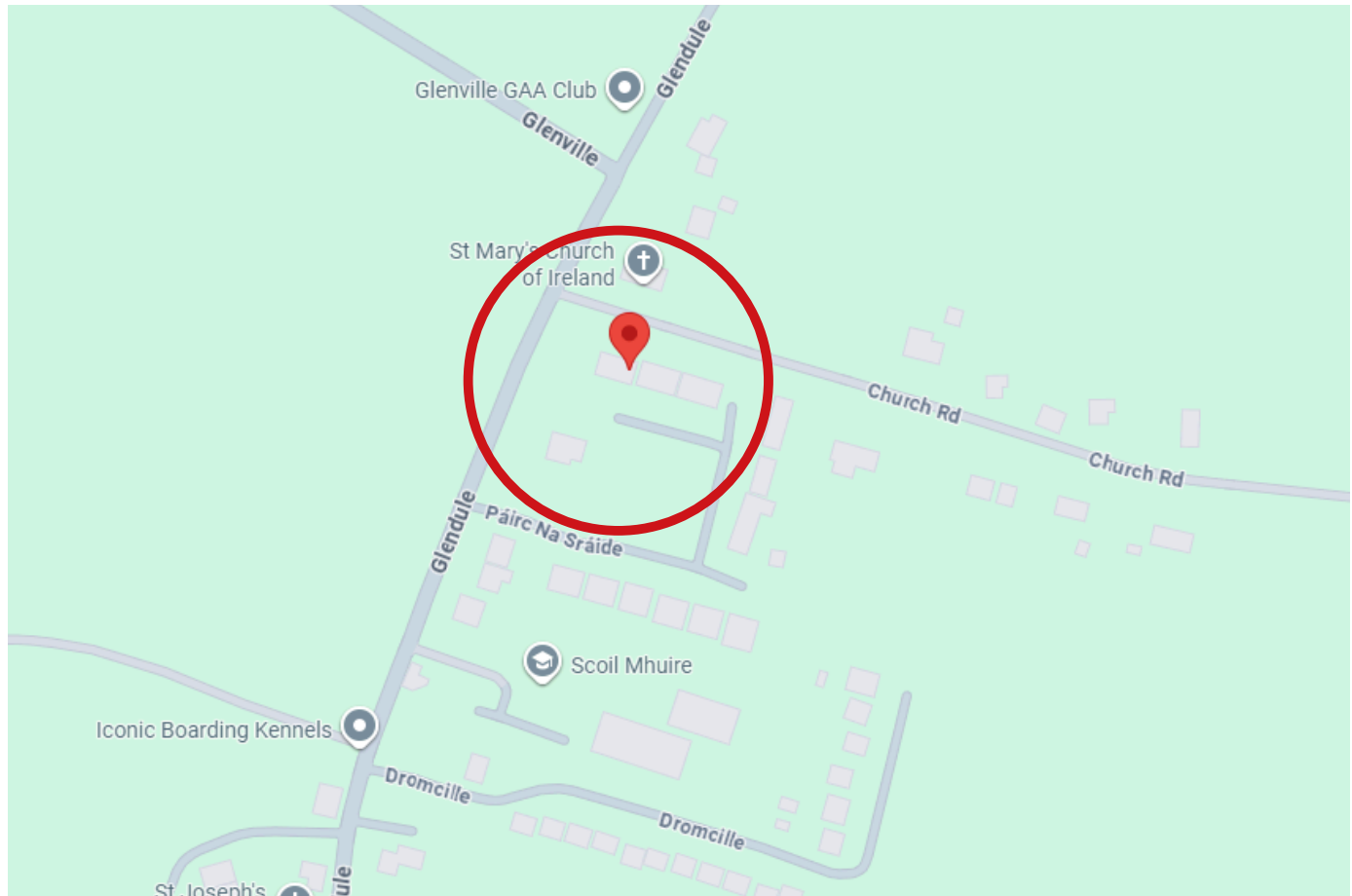


The front of the property has a concrete driveway to facilitate off street parking, and a garden area which is laid to lawn.

The rear of the property is fully enclosed and offers a private rear garden which is laid to lawn, and a patio area is located off the kitchen/dining space.

| DIRECTIONS

Please see Eircode T56 DA59 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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