

“Helena” 26 Ashford Estate, Glasheen, Cork.




ERA Downey McCarthy are delighted to bring to the market this spacious three bedroom semi-detached residence which is located in a much sought-after residential estate. The property benefits from being within close proximity to both primary and secondary schools, UCC, The Lough and Cork city centre. This family home is situated in a quiet and private setting on a lovely corner site.



AMV €295,000

PSRA Licence No. 002584

Accommodation

- Porch 0.6m x 0.8m
A PVC door with glass paneling allows access into a porch area. The porch has tiled flooring, one centre light fitting and a solid wooden door with a frosted glass insert allows access into the hallway.
 - Reception Hallway 3.63m x 2.0m
The hallway has the original wooden floors which have been polished, one radiator, one centre light fitting, three power points, one phone point, alarm control point and a thermostat control for the heating. Two presses are neatly positioned under the stairs which provide extensive storage space and one of which houses the boiler. A cloakroom can also be accessed off the hallway which has a glass window which overlooks the front of the property.
 - Living Room 3.34m x 3.95m
The main living area has a solid wood floor, an open fireplace with tile surround, one radiator, one centre light fitting, wooden shelving and two power points. One window overlooks the front of the property.
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- The photograph shows a living room with light-colored walls and a wooden floor. A fireplace with a brick surround is visible on the right wall. A window with light-colored curtains is on the left wall. A wooden chair is positioned near the window. A wooden sideboard is visible on the left. A mirror is mounted on the wall above the fireplace. A bed with white linens is partially visible in the foreground on the right.
- Dining Room 4.4m x 3.2m
The dining room has one window overlooking the rear of the property. The room has one radiator, one centre light piece, four power points, gas fire inserted in a brick fireplace with tile inlay and the original wooden floors.
 - Kitchen 3.4m x 2.8m
The kitchen has one window overlooking the rear of the property and a door allows access to the rear garden. The kitchen has solid wood units at eye and floor level with an extensive worktop counter, integrated oven with a gas hob, tile flooring, one radiator and one centre light piece. Other features include an extractor fan, stainless steel sink, thermostat control for the heating and space for a fridge freezer as well as a washer/drier.



- Stairs and landing 1.7m x 2.77m

The landing has one centre light fitting and access to the attic is gained from this area. The landing has the original wooden flooring.

- Bedroom 1 4.3m x 3.36m

A spacious double bedroom with one window to the front of the property. The room has one radiator and two power points.



- Bedroom 2 3.43m x 3.24m

A double bedroom with one window overlooking the rear of the property. The room has built-in wardrobes with shelving, one radiator and two power points.



- Bedroom 3 2.4m x 2.73m A single bedroom with one window overlooking the front of the property. Features include one centre light fitting, one radiator and one double socket power point.
- Main Bathroom The bathroom has a large vanity area with a mirror over the wash hand basin. Features include tile flooring, one W.C, one radiator a bathtub with a Mira Sport electric shower overhead with tile surround and a frosted window overlooking the rear of the property. The hot press is located in the bathroom, the press has ample storage space.

Features

- 1,076 Sq. Ft. Approx.
- Built in the 1950's
- Natural Gas central heating
- Single glazed windows
- Ideal location
- Generous-size corner site
- Walking distance to UCC
- Close to the Bons Secours and CUH
- Fully floored attic

Directions

Please see Eircode T12 KFD2 for directions.



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