

84 Fernwood, Glyntown, Glanmire, Cork City



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this spectacular, four-bedroom semi-detached property which is presented in turn-key condition throughout with a host of tasteful extras and an excellent B3 Energy Rating. Currently laid out as a luxurious three bedroom, the property was originally built as four bedrooms and now incorporates a bespoke walk-in wardrobe within bedroom 4. The property also benefits from its positioning on an elevated sun soaked west facing site offering panoramic views over Glanmire and the surrounding countryside.



AMV: €335,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway

A composite door with attractive stained glass centre panelling allows access into the main reception hallway. This fantastic reception hallway offers magnificent luxurious décor and sets the tone for the entire property. Features include high quality tile flooring, recess spot lighting and extensive under stair storage. The area has one radiator cleverly disguised behind a radiator cover, one window to the front of the property with a curtain rail and roller blind, two power points, two telephone points and a guest W.C.



- Guest W.C

1.5m x 0.4m

The guest W.C features attractive décor with tile flooring, a fully tiled feature wall with Cantilever sink, a heated towel rail, one centre light fitting, one extractor fan and wall mounted shelving.



- Living Room

4.15m x 4.1m

A superb main living room offers a feature bay window overlooking the front of the property including roller blinds and a curtain rail. The room has high quality carpet flooring, impressive décor with high quality recess spot lighting, a gas fireplace and wall mounted shelving. There is one radiator with a radiator cover, eight power points, one telephone point and one television point.



- Kitchen

4.7m x 3.1m

The kitchen features high quality tile flooring throughout and the area has impressive modern fitted units at eye and floor level in U shape finished in a Prague Ivory colour scheme. The room has one window with pelmet and integrated spotlighting overlooking the rear garden and which offers superb views over the Glanmire countryside. Other features include a glass splash back, an integrated double oven, hob, extractor fan, dishwasher, eleven power points and space for an American-style fridge freezer. A door with glass panelling allows access to the side of the property and an open arch allows access to a formal dining room/family room.



- Dining Room/Family Room 4.5m x 3.2m

This room has superb modern décor with high quality tile flooring, recess spot lighting and double doors allowing access out to a rear patio. Other features include one radiator with a radiator cover and four power points.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one window overlooking the side of the property with a roller blind and a curtain rail, one centre light fitting and a hot press area which has been shelved for storage. There are two power points and a Stira staircase allowing access to the attic.



- Bedroom 1 3.95m x 3.5m

A superb double bedroom features magnificent décor throughout with high quality laminate timber flooring and an attractive colour palette. The room has one window overlooking the front of the property including a curtain rail and a roller blind. Other features include a centre light fitting, one radiator, one thermostat control for the heating, six power points, one television point, one telephone point and a door from the room allows access to an en suite bathroom.



- En Suite

0.7m x 0.9m

The en suite bathroom features a two piece suite and a corner shower area incorporating a Mira Elite ST shower. The room has impressive tiling throughout with attractive border tiles, one centre light fitting, one wall mounted mirror with integrated lighting, one extractor fan, a wall mounted heater and a heated towel rail.



- Walk-In
Wardrobe/Bedroom 4

2.55m x 2.8m

A sliding door from Bedroom 1 allows access into a be spoke walk in wardrobe which has been converted from what was formally Bedroom 4. This magnificent walk-in wardrobe has an extensive array of built-in units from floor to ceiling on both sides of the room. There is has high quality laminate timber flooring, one window to the front of the property including a roller blind, one radiator, four power points and one centre light fitting. This room could easily be converted back to a fourth bedroom if required.



- Bedroom 2

3.7m x 3.2m

A large double bedroom has one window to the rear of the property including a curtain rail and a roller blind. This room offers panoramic views over the entire Glanmire area and surrounding countryside. Other features include high quality laminate timber flooring, attractive décor, wall mounted shelving, one radiator, four power points and a superb array of built-in Sliderobe storage units.



- Bedroom 3

2.6m x 3.1m

A spacious double bedroom that has one window to the rear of the property. The room has laminate timber flooring, attractive décor, one centre light fitting, one radiator and four power points.



- Family Bathroom 2.25m x 2.1m

A superb family bathroom features a three piece suite with a Mira Elite ST electric shower fitted over the bath. The room has impressive tiling and a window to the side of the property with a Venetian blind. There is one centre light fitting, one extractor fan, one heated towel rail, a Cantilever sink with integrated storage and a wall mounted mirror with integrated lighting.



- Rear Garden



Features

- Approx. 128 Sq. M / 1378 Sq. Ft
- B3 Ber Rating
- Walls and attic insulation upgraded
- Superb elevated site offering panoramic views over Glanmire
- Generous rear garden with a sunny
- West-facing aspect
- Bespoke walk in wardrobe/Bedroom 4
- Impressive modern fitted kitchen
- Superb tiling & Modern floor coverings
- Gas fired central heating
- Double glazed windows
- Off-street parking for four vehicles
- Excellent electrical specification to include high end chrome sockets and switches

Directions

Please see Eircode T45 A383 for directions.



Garry O'Donnell
60 South Mall, Cork
087 752 2244
garry@eracork.ie

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



€335,000

PSRA Licence No. 002584