



Downey McCarthy

...the people you can trust

2 Glenside, Grange, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this 4/5 bedroom semi-detached property situated in the much acclaimed and mature residential development of Pinecroft, Grange. The property is within close proximity to Douglas Village and all its essential and recreational amenities including bars, restaurants, shopping centres, schools, banks and supermarkets.



AMV: €295,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 147.35 Sq.M. / 1,586 Sq. Ft.
- Built in 1979
- BER D1
- Double glazed PVC windows
- Gas fired central heating
- Off street parking
- Fully enclosed to the rear with split level patio areas
- Superb cul-de-sac location with views over Donnybrook Valley and Doman's Woods
- Sought after location in mature residential area
- Close proximity to Douglas Village and all essential and recreational amenities
- On the 206 bus route

| PORCH

1.7m x 1.7m (5'5" x 5'5")

A sliding door allows access to a porch area which has tile flooring, one wall-mounted light piece and one centre light piece. A teak door with glass centre and side panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

3.95m x 1.85m (12'9" x 6'0")

The reception hallway has laminate timber flooring, neutral décor, under stair storage and attractive covings surround the ceiling and centre light piece. There is one radiator and one power point.

| LIVING ROOM

4.4m x 3.3m (14'4" x 10'8")

A superb main living room has one window to the front of the property including a curtain rail and curtains. The room has high quality laminate timber flooring, attractive neutral décor and covings surround the ceiling and the centre light piece. There is one large radiator and five power points.



| FAMILY ROOM

3.65m x 5.25m (11'9" x 17'2")

This superb open plan family room has laminate timber flooring, an open fireplace with marble hearth and timber surround and covings around the ceiling and centre light piece. There is one radiator, two centre light pieces, two wall-mounted light pieces and six power points. An open arch allows access to a rear playroom/home office.



| PLAYROOM/HOME OFFICE

2.1m x 2.23m (6'8" x 7'3")

This room has laminate timber flooring, a sliding door allowing access to the rear yard, one wall-mounted light piece, one radiator and two power points.



| KITCHEN/DINING

4.3m x 5.65m (14'1" x 18'5")

An extended, open plan kitchen/dining area is finished in an L-shape with extensive worktop counter and solid oak timber units at eye and floor level. One window overlooks the rear yard and a PVC door with glass panelling allows access to same. The room has tile flooring, one large radiator, eight power points and the kitchen includes an integrated stainless steel bowl and a half sink, oven/hob/extractor fan and plumbing for a dishwasher. There is recessed spot lighting within the kitchen area and one centre light piece in the dining space.



| UTILITY ROOM

2.3m x 2.45m (7'5" x 8'0")

The utility room has tile flooring, storage units at eye and floor level and a worktop counter with a tiled splashback. The room offers plumbing for a washing machine, space for a dryer, space for a chest freezer, one centre light piece and six power points.

| BEDROOM 5/LOUNGE

3.45m x 2.4m (11'3" x 7'8")

Located on the ground floor, this room could serve a multitude of uses either as a bedroom or additional living space. The room has one window to the front of the property with a curtain rail and curtains, laminate timber flooring, one radiator, one centre light piece and six power points. A door from the room allows access to a shower room.



| ENSUITE

1.2m x 2.45m (3'9" x 7'8")

The ensuite features a three piece suite including a double corner shower area which incorporates a Mira Sport electric shower. The room has one centre light piece, one wall-mounted light piece, one extractor fan, impressive modern tiling and one radiator.

| STAIRS AND LANDING

2.8m x 2.4m (9'1" x 7'8")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece and a hot press area for storage.

| BEDROOM 1

3.8m x 3.3m (12'4" x 10'8")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has built-in units from floor to ceiling, semi-solid oak timber flooring, one radiator, one centre light piece, four power points and one television point.



| BEDROOM 2

3.6m x 2.7m (11'8" x 8'8")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has built-in units from floor to ceiling, semi-solid oak timber flooring, neutral décor, one radiator, one centre light piece and four power points.



| BEDROOM 3

2.6m x 2.43m (8'5" x 7'9")

A single bedroom has one window to the rear of the property which is finished with semi-solid oak timber flooring, one radiator, one centre light piece and eight power points.

| MAIN BEDROOM

6.9m x 2.4m (22'6" x 7'8")

This magnificent main bedroom offers dual aspect with one Velux window to the rear of the property and one window to the front, allowing extensive natural light to flood the area. The room has one centre light piece, carpet flooring, one large radiator and eighteen power points.



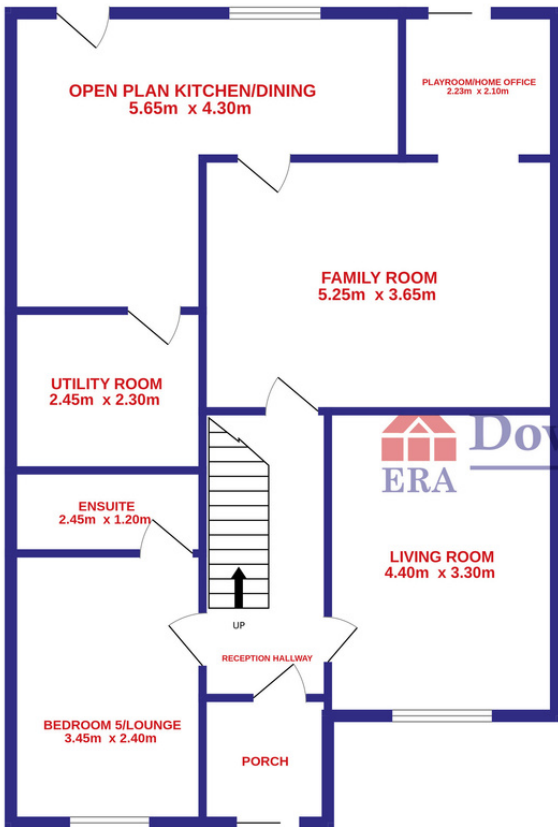
| BATHROOM

2.6m x 1.8m (8'5" x 5'9")

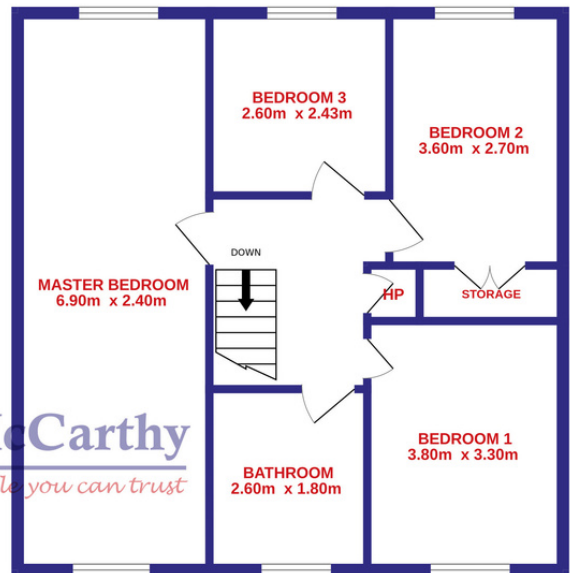
The bathroom features a four piece suite including a Triton electric shower fitted over the bath. The room has one window to the front of the property, floor and wall tiling, one centre light piece and one radiator.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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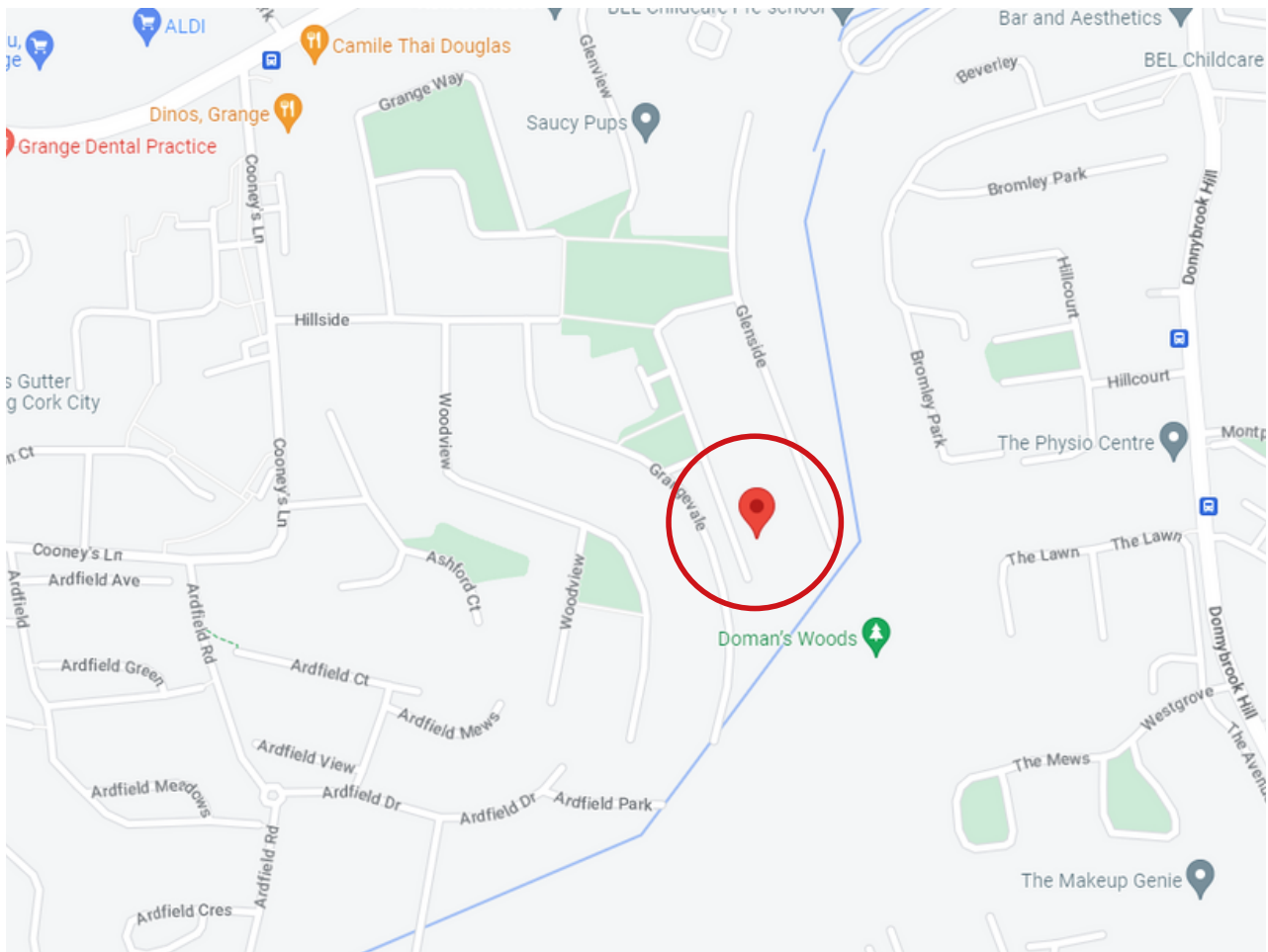
TOTAL FLOOR AREA : 147.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 VX5C for directions.



| ALL ENQUIRIES TO:

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Solicitor Details:

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