



# Downey McCarthy

*....the people you can trust*

## 27 Glenthorn Park, Ballyvolane, Cork.



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this superb, recently modernised 3 bedroom semi detached property positioned in the highly sought after residential development of Glenthorn Park. The property benefits greatly from its current owners attention to detail in the area of energy efficiency with the property having undergone extensive insulation improvements together with the installation of a new gas fired central heating system and Climote Smart Heating Controls all culminating in an excellent C3 BER Rating. This combined with a modern fitted kitchen, high end bathroom ware and tiling, impressive floor coverings and a high standard of décor throughout is sure to impress a savvy buyer looking for a turn key home. The property also has the benefit of an attached garage which could be integrated into the existing accommodation easily adding an additional living area/bedroom 4/home office.



**AMV: €275,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Spectacular recently modernised 3 bedroom semi presented in Show House Condition
- Approx. 107 Sq. M. / 1,150 Sq. Ft.
- Built Approx. 1973
- BER C3
- Climote Smart Heating Controls
- New energy efficient gas heating system
- Extensively insulated with 100mm Kingspan slabs
- South facing rear garden
- Modern fitted kitchen
- Sought after mature residential estate
- Close to all amenities inc. the 207/207A Bus Route, Blackpool shopping & commercial parks
- Garage suitable for further conversion for additional living space or a 4th bedroom
- 2 x spacious living areas
- Off street parking
- Ideal FTB/Investment property
- Potential rental income of €1,600 per month
- Insulated & floored attic space

## | PORCH

1.36m x 1.77m (4'4" x 5'8")

A sliding door allows access to a porch area with tile flooring which in turn allows access to the reception hallway.

## | RECEPTION HALLWAY

3.8m x 1.76m (12'4" x 5'7")

This beautifully presented and welcoming reception hallway sets the tone for entire house with an attractive colour pallet and high quality flooring. The area offers extensive understairs storage, one centre light, one radiator and two power points.

## | LIVING ROOM

3.8m x 4.27m (12'4" x 14'0")

This superb living room is attractively decorated and features high quality flooring throughout. There is one large window to the front of the property accompanied by a roller blind, one radiator, tv point, centre light fitting and multiple power points.



## | FAMILY ROOM/DINING AREA

3.34m x 6.1m (10'9" x 20'0")

This magnificent light filled, open plan room is the focal point of the property and boasts two large windows overlooking the rear garden both accompanied by curtain rails and curtains. The room has high quality laminate timber flooring, an open fire place, two centre light fittings, one tv point and multiple power points. The room offers perfect living and dining proportions and is ideal for family living.



## | KITCHEN

5m x 2.4m (16'4" x 7'8")

This spacious kitchen features modern fitted units at eye and floor level finished in a Prague ivory colour scheme and complementing floor tiles. The kitchen includes a stainless steel sink, an integrated double oven, hob, extractor fan, dishwasher and wine rack with space also available to accommodate an American style fridge/freezer. There is recess spotlighting, one radiator, multiple power points, one window overlooking the rear garden and a door allowing access to the garden.



## | STAIRS & LANDING

The stairs and landing have been fitted with high quality carpet flooring throughout. A large window on the landing floods the area with natural light and a stairs staircase allows access to a floored and insulated attic space. There is a large built in linen storage area located on the landing.

## | BEDROOM 1

3.92m x 4.27m (12'8" x 14'0")

A large double bedroom has one window overlooking the front of the property together with a curtain rail, curtains and a roller blind. The room boasts high quality flooring and an impressive array of built in wardrobes. There is one radiator, multiple power points and one centre light fitting.



## | BEDROOM 2

2.94m x 4.27m (9'6" x 14'0")

A large double bedroom has one large window to the rear of the property together with a roller blind, curtain rail and curtains. The room has carpet flooring, one radiator, one centre light piece and multiple power points.



## | BEDROOM 3

2.9m x 2.92m (9'5" x 9'5")

A large single room has one window to the front of the property with a roller blind, curtain rail and curtains. The room has carpet flooring, one centre light piece, one radiator, wall mounted shelving and a power point.



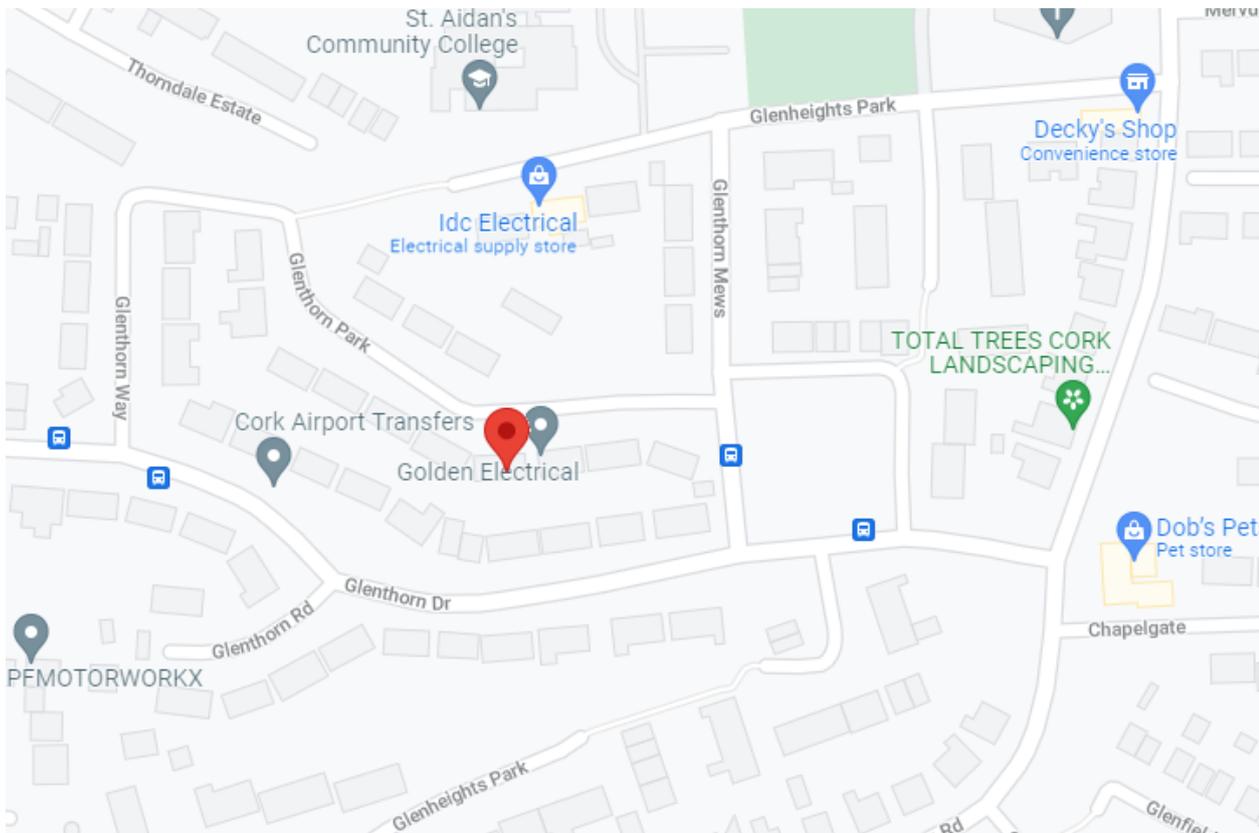
## | BATHROOM

1.72m x 2.58m (5'6" x 8'4")

A magnificent family bathroom feature a 3 piece suite and modern impressive tiling throughout with attractive border tiles. One window faces the rear of the property and the bathroom offers a centre light fitting and a heated towel rail.

## | DIRECTIONS

Please see Eircode T23 K5K6 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV

**087 7522244**

**[garry@eracork.ie](mailto:garry@eracork.ie)**



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