



Downey McCarthy

...the people you can trust

Glenside, Knocknacorbally, Blarney, Cork



ERA Downey McCarthy are very pleased to present to the market this super detached bungalow situated on a fine elevated site of over one third of an acre just one kilometre from all amenities in Blarney village. Overlooking a tree lined glen in a quiet and peaceful setting, the property was built in the 1960s and upgraded in the early 2000s with double glazing, oil-fired heating and a modern galley-style kitchen as well as cavity wall and attic insulation. In need of modernization, the 1,370 sq. ft. property has 9 ft high ceilings and a high attic space and could be converted into a dormer bungalow but prospective purchasers could also use the third of an acre site to extend it significantly. It is rare to find properties with this large a site within a 15-minute walk of Blarney village and this one simply oozes potential.

Blarney offers a range of amenities including schools, shops and restaurants as well as a world-famous castle and gardens. Located 10 km of Cork city (a 15 to 20-minute drive) Glenside is within a five-minute walk from the popular Blarney Looped Walk which skirts the River Martin and the woodlands on the Waterloo Road.

AMV: €350,000



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PSRA No. 002584

| FEATURES

- Approx. 127.28 Sq. M. / 1.370 Sq. Ft.
- Built in 1968 with concrete floors and 9ft high ceiling
- 0.385 acre site
- Potential for future development subject to planning permission
- Tranquil and peaceful site overlooking a tree lined glen
- Large spacious gardens, south facing at the rear
- Ideal family home
- 1km from Blarney, which has a range of amenities including shops, schools, pubs and restaurants
- A 10 minute drive from Blackpool shopping centre
- A 10 km drive from Cork city centre

| PORCH

The porch is accessed via a sliding door and the area has linoleum flooring. A timber door with frosted glass panelling is your entrance to the main reception hallway.

| RECEPTION HALLWAY

3.26m x 5.36m (10'6" x 17'5")

The main reception hallway has linoleum flooring, two light pieces, a smoke alarm, access to the attic and one radiator. The hot press is accessed from the hallway.

| KITCHEN

4.07m x 2.47m (13'3" x 8'1")

The kitchen has a dual aspect with one window overlooking the rear of the property and one window to the side. The kitchen has solid cream fitted units at eye and floor level with an extensive worktop and tiled splashback, stainless steel sink, a washing machine and dryer, ceramic hob, oven and extractor fan and a fridge freezer. There is one radiator, one centre light piece and a door allowing access to the side garden.



| SITTING ROOM

3.75m x 3.04m (12'3" x 9'9")

The sitting room has a dual aspect with one window overlooking the front of the property and another window overlooking the side which allows extensive natural light to flood the room. Other features include a fireplace, one radiator, concrete flooring and one centre light piece.



| BATHROOM

2.64m x 2.26m (8'6" x 7'4")

The main family bathroom features a four piece suite including a shower off the mains located over the bath. There is one centre light piece, one frosted window to the front of the property, one radiator, support railings and concrete flooring.

| LIVING ROOM

3.41m x 6.03m (11'1" x 19'7")

The main living room has a dual aspect with one window overlooking the front of the property and one window overlooking the side of the property which allows natural light to flow in. There is a feature fireplace with marble surround, linoleum flooring, one centre light piece, one radiator, two wall-mounted light pieces and a doorway which allows access into the kitchen.



| BEDROOM 1

3.75m x 4.2m (12'3" x 13'7")

This spacious double bedroom has one large window overlooking the rear of the property, built-in units for storage, a feature fireplace, one radiator, concrete flooring and one centre light piece.



| BEDROOM 2

3.73m x 2.41m (12'2" x 7'9")

This bedroom has one window overlooking the rear of the property, built-in units for storage, one radiator, concrete flooring and one centre light piece.



| BEDROOM 3

2.94m x 3.4m (9'6" x 11'1")

This room has a large window overlooking the rear of the property, built-in units for storage, one centre light piece, one radiator and concrete flooring.

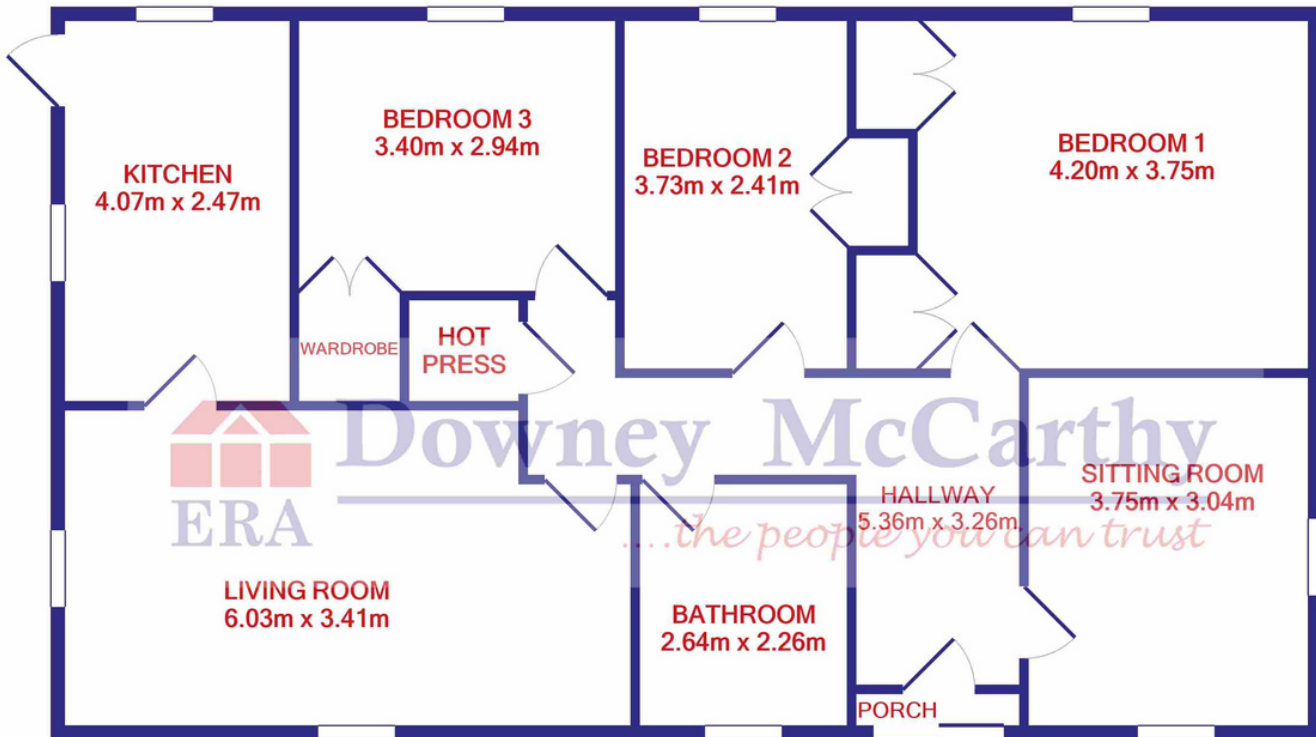


| SITE AND GARDEN AREAS



Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| FLOOR PLAN

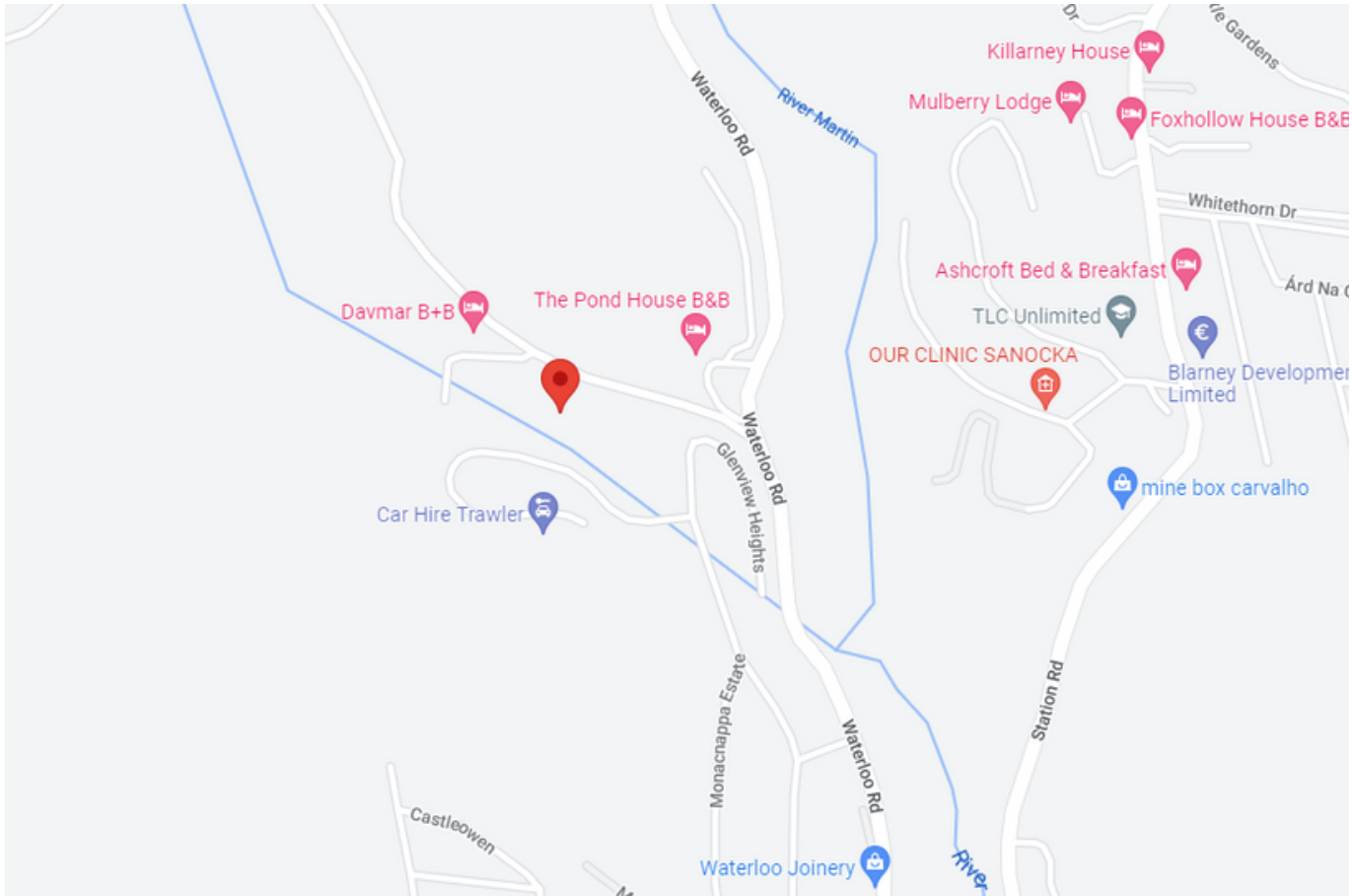


TOTAL APPROX. FLOOR AREA 127.3 SQ.M. (1370 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 T23 HE09 for directions.



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