



Downey McCarthy

...the people you can trust

Glinny, Riverstick, Cork



ERA Downey McCarthy are delighted to offer to the market this superb five bedroom detached property situated on a spacious site in a quiet location in Riverstick, Cork. The village's amenities and services are all within a short distance including shops, pharmacies, pubs, church and sports facilities. Kinsale town centre and Cork International Airport are both only a 10 minute commute, while Cork city centre is just c.15km from this location. Viewing is essential to appreciate what this property has to offer.



AMV: €450,000

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 204.01 Sq. M. / 2,196 Sq. Ft.
- Built in 1988
- BER C2
- Oil fired central heating
- Triple glazed PVC windows
- Situated on a large site with room to expand SPP
- Five bedrooms
- Close to Riverstick village and all amenities including supermarket, café, creche, shops, bars
- C.15km drive to Cork city centre
- 10 minutes from Kinsale town and Cork Airport
- Easy access to beaches including The Dock Beach, Fountainstown and Myrtleville
- Convenient to primary schools in Belgooly
- Convenient to secondary schools in Cork City, Bandon, Kinsale and Carrigaline
- On the 226 and 226X bus routes servicing Kinsale, Cork City, Cork Airport

| RECEPTION HALLWAY

4.88m x 2.04m (16'0" x 6'6")

Beautiful feature pillars lead to a new PVC door with triple glazed glass, allowing access to the main reception hallway. The hallway has new carpet flooring, one centre light piece, one wall-mounted light piece, one radiator and access to the hot press.



| LIVING ROOM

3.72m x 5.6m (12'2" x 18'3")

French double doors with frosted glass panelling allow access to the main living room. The room has carpet flooring, one centre light piece with ceiling rose, a feature fireplace with display units to either side, two radiators, two wall-mounted light pieces and two large windows to the front of the property which allow extensive natural light to flood the area.



| KITCHEN

3.62m x 4.39m (11'8" x 14'4")

The kitchen is dual aspect with one window to the side of the property and one window to the rear. The room features tile flooring, one radiator, recessed spot lighting, one Tiffany style pendant light piece, ample power points. The kitchen includes units at eye and floor level with worktop counter and tile splashback, an island unit, double oven, hob and a porcelain sink. An open arch allows access to a dining area.



| DINING ROOM

4.37m x 4.36m (14'3" x 14'3")

The dining room features carpet flooring, one large window to the front of the property, an open fireplace, display units, one radiator and one centre light piece.



| UTILITY ROOM

3.1m x 2.02m (10'1" x 6'6")

The utility room has tile flooring, one window to the rear of the property, one centre light piece, plumbing for a washing machine and plumbing for a dryer. A door allows access to the rear.



| FAMILY BATHROOM

3.09m x 1.93m (10'1" x 6'3")

The main family bathroom features a three piece suite, floor and wall tiling, one frosted window to the rear of the property, one centre light piece and one radiator.



| BEDROOM 5

2.16m x 3.02m (7'0" x 9'9")

Located on the ground floor, this bedroom has laminate timber flooring, one radiator, one centre light piece, one window to the rear of the property and two power points.



| BEDROOM 4

3.1m x 3.56m (10'1" x 11'6")

Also located on the ground floor, this bedroom has carpet flooring, one radiator, one centre light piece, one window to the rear of the property, built-in storage, vanity unit, one wall-mounted light piece and four power points. A door allows access to the ensuite.



| ENSUITE

0.98m x 1.93m (3'2" x 6'3")

The ensuite features a three piece suite with new electric shower, floor and wall tiling, one frosted window to the side of the property, one centre light piece and one radiator.



| OFFICE/FAMILY ROOM

4.82m x 3.03m (15'8" x 9'9")

This room could serve a multitude of uses either as a home office or additional living space. The room has new carpet flooring, one radiator, ten power points, one window to the front of the property and a PVC door allowing access to the side of the property.



| STAIRS AND LANDING

The stairs and landing is fitted with new carpet flooring throughout. At the top of the landing there is one Velux window, one radiator, two light pieces, two power points and an access hatch to the attic.



| BEDROOM 1

4.74m x 4.85m (15'5" x 15'9")

This spacious double bedroom is dual aspect with one window to side of the property and one dormer window to the front. The room has carpet flooring, one large radiator, one centre light piece and eight power points. There is access to a walk-in wardrobe which has carpet flooring, one centre light piece and shelving.



| BEDROOM 2

3.09m x 4.31m (10'1" x 14'1")

This spacious double bedroom is dual aspect with one window to side of the property and one window to the front. The room has carpet flooring, one radiator, one centre light piece, four power points and access to a walk-in wardrobe.



| BEDROOM 3

2.37m x 3.62m (7'7" x 11'8")

This double bedroom has one dormer window, carpet flooring, one radiator, one centre light piece, access to a walk-in wardrobe and three power points.



| SHOWER ROOM

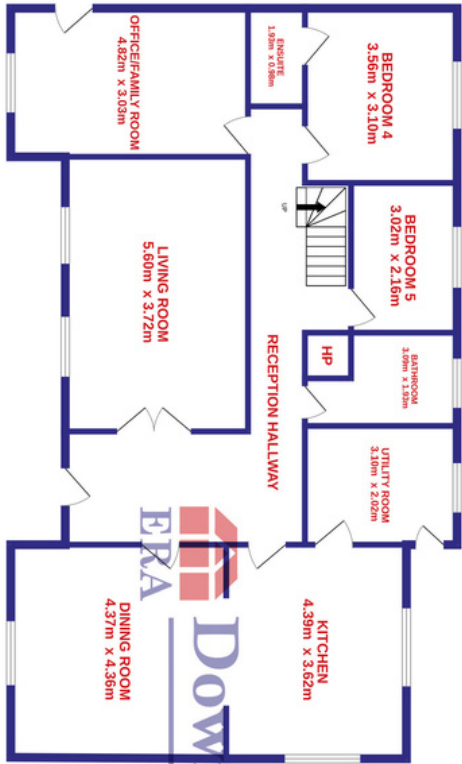
1.54m x 3.66m (5'0" x 12'0")

The shower room features a three piece suite including an electric shower, one Velux window, beautiful floor and wall tiling, one centre light piece and one radiator.



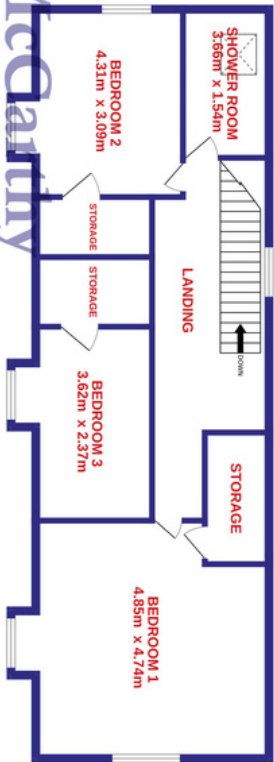
Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given 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



GROUND FLOOR

EPA
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1ST FLOOR

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| DIRECTIONS

Please see Eircode P43 W212 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
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 **Downey McCarthy**
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Solicitor Details:

Macaire McCauley Adams, McCauley Adams, Lower Kilmoney Road, Carrigaline, Cork

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