

Villa Philomena, 5 Green Park, Wilton Lawn, Glasheen, Cork



Angela Jordan of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautifully presented and well-maintained, three bedroom semi-detached property ideally located in Green Park, Wilton Lawn, Glasheen. The property benefits from attractive finishes, a private and spacious rear garden and its close proximity to CUH, CUMH, and Wilton Shopping Centre. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, bedroom 3, living room, family/dining room, kitchen, and main family bathroom on the ground floor. Upstairs the property offers two spacious double bedrooms.

AMV: €350,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 95 Sq. M. / 1,023 Sq. Ft.
- Built in 1955
- BER G
- Oil fired central heating
- Double glazed windows
- Beautifully presented throughout
- Three spacious bedrooms
- New flooring on ground floor
- Fully enclosed and private rear garden
- 10 minutes' walk to Wilton Shopping Centre
- Adjacent to CUH and CUMH
- Easy access to N40 road network
- On the 208 and 216 bus routes

| RECEPTION HALLWAY

2.72m x 2.63m (8'9" x 8'6")

This is a beautifully presented reception hallway, which features impressive high quality vinyl flooring and a modern colour palette. There is one centre light piece, one radiator, under stair storage,



| BEDROOM 3

3m x 2.4m (9'8" x 7'8")

Located on the ground floor, this single bedroom has high quality laminate flooring, one window to the front of the property, one centre light piece, one large radiator, wardrobe units for storage, neutral décor, and power points.



| LIVING ROOM

3.2m x 4.6m (10'4" x 15'0")

The bright main living room has one large window to the front of the property, high quality laminate flooring, modern colour palette, attractive décor, a feature marble surround fireplace with solid fuel stove insert, one centre light piece with ceiling rose, a picture rail, one large radiator, and power points.



| FAMILY ROOM/DINING ROOM

4.55m x 3.38m (14'9" x 11'0")

This versatile room has one large window overlooking the rear garden, neutral décor, one centre light piece, high quality laminate flooring, a feature marble and timber surround fireplace with solid fuel stove insert, one large radiator, and power points. A door allows access into the kitchen.



| KITCHEN

2.91m x 1.72m (9'5" x 5'6")

The kitchen features attractive décor and impressive tiling throughout. There are fitted units at floor level in a navy colour scheme, with worktop counter and tile splashback. The kitchen includes a stainless steel sink, space for a fridge freezer, and space for an oven and hob. There is one centre light piece, one radiator, one window to the side of the property, and a door with frosted glass panelling allows access to the rear.



| FAMILY BATHROOM

1.65m x 3.13m (5'4" x 10'2")

The main family bathroom features a three piece suite including a walk-in shower area, attractive floor and wall tiling, one radiator, one frosted window to the rear,



| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the half landing there is a feature frosted window to the front of the property, allowing in extensive natural light.



| BEDROOM 1

5.25m x 3.19m (17'2" x 10'4")

This large double bedroom has one large window to the front of the property, carpet flooring, neutral décor, one centre light piece, one radiator, power points, and built-in wardrobe units for storage.



| BEDROOM 2

3.24m x 3.86m (10'6" x 12'6")

Another spacious double bedroom has one large window to the front of the property, timber flooring, neutral décor, one centre light piece, one large radiator, power points, and an extensive array of built-in wardrobe units for storage.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR



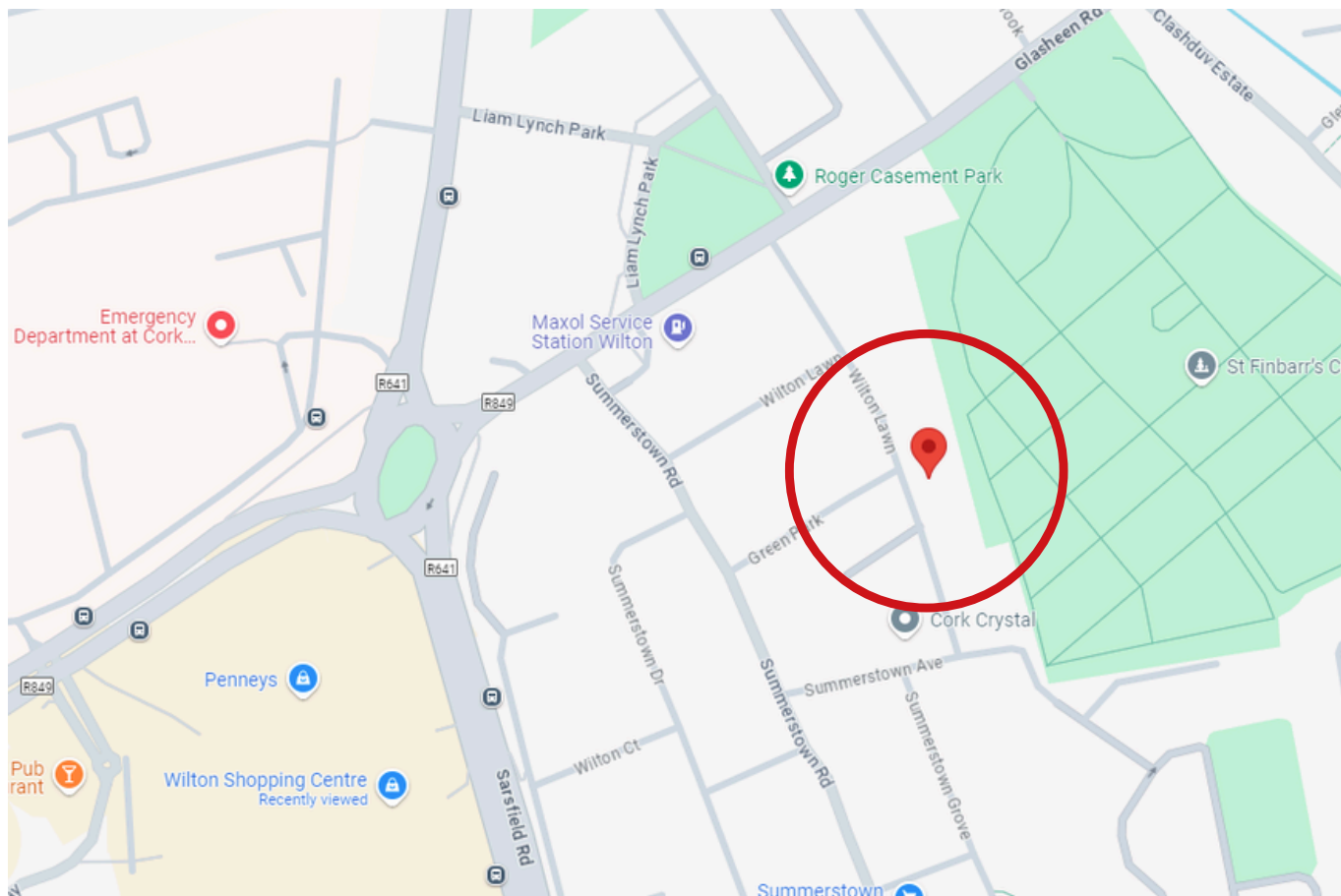
The front of the property is fully enclosed with block built walls and secure gates. There is a well-manicured garden area which is laid to lawn, mature shrubs and plants, and a large driveway to accommodate off street parking for up to three vehicles.

A secure gate to the side of the property allows access to the rear.

The rear of the property is fully enclosed with block built walls, and mature hedging and trees. There are two patio areas, a spacious garden which is laid to lawn, and a block built shed ideal for storage.

| DIRECTIONS

Please see Eircode T12 A6R7 for directions.



| ALL ENQUIRIES TO:

Angela Jordan
0863783681
angela@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

Rhona O'Kelly, Barry C. Galvin & Son LLP Solicitors, 91 South Mall, Cork

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