

16 Marwood Way, Glanmire, Cork **BER C3**



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to present to the market this immaculately presented three bedroom semi-detached property in the much acclaimed development of Marwood, Glanmire. Set in a quiet cul-de-sac location within the estate, the property benefits from not being overlooked at the front.



€250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.79m x 1.86m

An open porch allows access to a teak door with glass side paneling which in-turn allows access into the reception hallway.

A bright and spacious reception hallway has attractive décor. The area has tile flooring, one centre light piece, one large radiator and one thermostat control for the heating. There is extensive under stairs storage, one alarm control point and one telephone point.

- Guest W.C

Located off the reception hallway, the Guest W.C has a two piece suite. The area has tile flooring, tiles surrounding the wash hand basin, one centre light piece and one extractor fan.

- Living Room 5.58m x 3.48m

A spacious main living room offers a feature bay window to the front of the property which includes three roller blinds. The room has carpet flooring and attractive décor. Other features of the room include one open fireplace, one centre light piece, one large radiator, five power points and one television point.



- Kitchen/Dining Room 3.25m x 5.65m

A magnificent open plan kitchen/dining area features modern units at eye and floor level in an L shape. The area has an extensive worktop counter and a tile splash back. The kitchen includes plumbing for a washing machine, plumbing for a dishwasher, space for an oven and an integrated extractor hood. There is one window to the rear of the property with a roller blind and a sliding door which allows access to the rear patio area.

The room has tile flooring throughout, extensive dining space, one centre light piece, one large radiator and ten power points.



- Stairs & Landing

The stairs and landing have been fitted with carpet flooring. The landing has one window to the side of the property which floods the area with natural light. Features include one centre light piece, one smoke alarm, one power point and one thermostat control for the heating. A hot press area which is shelved for storage is located off the landing along with a stira staircase allowing access to the attic which has extensive flooring for storage.

- Bedroom 1 2.92m x 3.41m

A spacious double bedroom has one window to the rear of the property that includes a curtain rail and curtains. The room has solid timber flooring that has been sanded and varnished to a high quality finish. There is attractive décor, one centre light piece, one large radiator, four power points and has an extensive array of built-in units from floor to ceiling. Within the built in units a doorway allows access to the En Suite bathroom.



- En Suite

The En Suite features a two piece suite. There is a large corner shower area incorporating a Mira Sport electric shower and the area has been fully tiled. The en suite has vinyl floor covering, one centre light piece, one extractor fan, wall mounted shelving and a sky tube which allows natural light into the area.

- Bedroom 2 3.91m x 3.41m

This large double bedroom has one window to the front of the property with a curtain rail and

curtains. The room has attractive décor, carpet flooring, one centre light piece, one large radiator and three power points.



- Bedroom 3 2.62m x 2.53m

This large single room has one window to the front of the property which includes a curtain rail and curtains. The room has built-in units from floor to ceiling, one centre light piece, one large radiator, carpet flooring and two power points.

- Main Bathroom 1.8m x 2.0m

The bathroom features a three piece suite. The area has a vinyl floor covering, tiling surrounding the bath, one centre light piece, one window to the rear of the property and one radiator.

Features

- Approx. 94 m² / 1012 ft²
- BER C3
- Much sought after location within the estate
- Gas fired central heating
- Double glazed windows
- Private rear garden
- Ideal first time buy/investment
- Attic floored for storage
- Close to all local amenities inc primary and secondary level schools, shops and sporting facilities

Directions

Pass Sarsfields Hurling Club and continue until you come to the entrance to Marwood Estate. Turn right into the estate and proceed up hill. Take the 3rd right hand turn into Marwood Way. No 16 is located on the left hand side with an ERA Downey McCarthy sign displayed.



Garry O'Donnell
60 South Mall, Cork
087 7522244
garry@eracork.ie



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