

81 Elmgrove, Sallybrook, Glanmire, Cork City **BER C3**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this stunningly maintained, modern three bedroom semi-detached property situated in the much acclaimed development of Elmgrove, Sallybrook, Glanmire. The current owners have cut no corners with the presentation of the property and have recently renovated the three bathrooms, have installed new built in wardrobes and storage throughout the house and have renewed the modern hand painted fitted kitchen.



AMV: €295,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.0m x 1.8m

A composite door with portal window and a stained glass side window allows access to the reception hallway. The reception hallway is bright and spacious and features tile flooring throughout. There is an abundance of built-in storage with one floor to ceiling unit and smart storage built under the stairs. Other features include a large radiator with a bespoke radiator cover, one thermostat, one smoke alarm, one light fitting, one alarm control point, two power points and one telephone point.

- Living Room 5.2m x 3.6m

This superb living room has a feature bay window overlooking the front of the property with a venetian blind, a curtain rail and curtains. The room is beautifully decorated, has a feature light fitting, a superb open fireplace, luxurious carpet flooring, eight power points, one television point and one telephone point.



- Guest W.C

A newly remodelled guest W.C features modern tiling throughout. There is one window overlooking the side of the property, one light fitting and integrated storage underneath the sink.

- Kitchen/Dining 5.3m x 3.0m

A superb open plan kitchen/dining area which features extensive units at eye and floor level and an additional bank of built-in storage from floor to ceiling. The room has tile flooring throughout, one window to the rear of the property and a teak door with glass paneling allows access out to the rear yard.

The kitchen has units that have been hand painted and are accompanied by an extensive worktop counter and tile splash back. Features include a stainless steel sink with drainer unit, plumbing for a washing machine and dishwasher, space for a cooker, fridge freezer and additional spacing for a drier and freezer.

The room offers extensive dining space, one large radiator, two light fittings and thirteen power points.

- Family Room/Lounge/Dining Room 3.6m x 2.7m

This versatile room could serve a multitude of uses either as a formal dining room, second living area, play room or home office. The room has carpet flooring, attractive décor, one light fitting, four power points, one large radiator and a sliding door at the rear of the room allows access to the rear garden and patio area.

and curtains. Features include extensive built-in wardrobes on both sides of the room, carpet flooring, attractive décor, one light fitting, one radiator and two power points.



A stunning, newly refurbished bathroom features a three piece suite with a Mira Elite ST electric shower fitted over the Jacuzzi bath. The room has impressive tiling throughout, one window to the rear of the property, built-in storage from floor to ceiling, a stainless steel heated towel rail, integrated storage under the sink and one wall mounted mirror with integrated lighting.

- Main Bathroom 1.8m x 1.9m

Features

- Approx. 1,100 Sq.Ft
- BER C3
- Year Built 2000
- Three newly refurbished bathrooms
- Modern hand painted fitted kitchen
- Extensive built-in wardrobes
- Large corner site with potential for 3 off street parking spaces
- Ample room to extend to the rear if required
- Gas Fired Central Heating
- Double glazed windows
- Excellent electrical specification
- Fronting onto a large green

Directions

Please see the Eircode T45WC95 for directions.

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