

## 17 Copper Valley Heights, Glanmire, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this impressively spacious four bedroom semi detached property positioned on a spectacular elevated site offering panoramic views over Glanmire within the widely acclaimed development Of Copper Valley.



€295,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 6.21m x 2.16m  
An open porch allows access to a PVC door with glass centre paneling.  
  
A bright and spacious reception hallway has one window to the front of the property including Venetian blind. The area has magnificent solid oak Junkers timber flooring, attractive neutral décor and extensive under-stair storage. There is one large radiator, smoke detector, one centre light piece, three power points and one phone point.
- Guest W.C 1.98m x 1.48m  
The guest toilet features a two-piece suite. The area has tile flooring, a tiled splash-back surrounding the sink, one extractor fan, one centre light piece and one radiator.
- Living Room 4.88m x 4.1m  
The main living room offers a feature bay window to the front of the property which includes a venetian blind, a curtain rail and curtains. The room has carpet flooring and an attractive open fireplace with timber surround and tile hearth. The fireplace is plumbed for a gas fire. There is one large radiator, one centre light piece, six power points, one television point and double doors allow access into the formal dining room.



- Kitchen 4.8m x 3.08m  
A superb kitchen offers modern fitted units at eye and floor level in an L-shape with extensive worktop counter space and a tile splash-back. The room has tile flooring, one window to the rear of the property with Venetian blinds and a PVC door with glass paneling allows access to the rear garden. Features include a large breakfast counter, an integrated double oven, hob, extractor fan and fridge freezer and plumbing is in place within the kitchen for a washing machine and drier. There are twelve power points, one carbon monoxide alarm, one radiator and an open arch from the kitchen allows access to a formal dining room/family room.



- Dining Room 4.46m x 3.18m

Access to the room can be gained from the kitchen or directly from the hallway. The room itself has magnificent solid oak timber flooring, attractive décor, one centre light piece and one radiator. Other features include four power points and a sliding door at the rear of the room allows access to the patio area and rear garden.

- Stairs and Landing

The stairs and landing have been fitted with carpet flooring and offers a window to the side of the property. At the top of the landing there is a smoke alarm, one centre light piece, access to the attic, two power points and a large walk-in hot press that offers extensive storage space. The attic has been partly floored for storage, has two power points, one centre light and an anti-frost heater.

- Bedroom 1 4.04m x 4.2m

A large double bedroom has one window to the front of the property with Venetian blind giving panoramic views over the Glanmire/Brooklodge area. The room has attractive neutral décor, superb built-in units from floor to ceiling and carpet flooring. There is one centre light piece, one large radiator, six power points, one television point and one telephone point. Access to an en suite bathroom is gained from the room.



- En Suite

The en suite bathroom features a two piece suite with impressive tiling surrounding the shower area and on the floor. The shower is a Triton electric shower. There is one centre light piece, one wall mounted light piece, one radiator, one wall mounted storage unit and an extractor fan.

- Bedroom 2                                      3.7m x 3.24m                                      A large double bedroom has one window to the rear of the property with a venetian blind, a curtain rail and curtains. The room has attractive neutral décor, carpet flooring, one centre light piece, one large radiator and four power points.
- Bedroom 3                                      3.28m x 3.03m                                      A spacious double bedroom has one window overlooking the rear garden with a venetian blind, a curtain rail and curtains. The room has carpet flooring, one centre light piece, one radiator and four power points.
- Bedroom 4                                      2.74m x 2.8m                                      A large single room has one window to the front of the property giving panoramic views over Glanmire. The window includes a venetian blind, a curtain rail and curtains. The room has carpet flooring, one centre light piece, one radiator and two power points.
- Family Bathroom                                      2.24m x 2.02m                                      A fantastic family bathroom features a three piece suite and has a Mira Elite electric shower fitted over the bath. The room has impressive tiling throughout, one centre light piece, one wall mounted light piece, one extractor fan and one radiator.

## Features

- 116.4 m<sup>2</sup> / 1253 ft<sup>2</sup>
- Magnificent four bedroom property
- Gas fired central heating with new gas boiler installed in 2018
- House wired for alarm
- Double glazed windows
- Superb rear garden
- Solid oak Junker timber flooring
- Modern fitted kitchen with integrated units
- Panoramic views from the properties elevated site
- Ideal first time buy/trade-up property/investment
- Close proximity to primary & secondary schools, The Crestfield Shopping centre & sporting/family pursuits

## Directions

Please see Eircode T45 X393 for directions.

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