

14 The Drive, Richmond Rise, Sallybrook, Glanmire, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautiful, A-rated, newly built home in the exclusive development of Richmond Rise in Sallybrook, Glanmire. The Glen is a spacious three bedroom semi-detached home extending to approximately 123 sq. m., finished to an exceptional high standard throughout. Set on an elevated site with picturesque views across the Glashaboy Valley, this home combines contemporary design with energy efficient living, boasting an A2 BER rating. Richmond Rise offers landscaped open green spaces and a tranquil setting while being just 10 minutes from Cork city centre, making it an ideal location for modern family living.

Accommodation consists of reception hallway, guest w.c, living room, kitchen/dining area, and utility room on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €435,000

BER A2

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PSRA No. 002584

| FEATURES

- Stunning newly built home
- Approx. 123 Sq. M. / 1,324 Sq. Ft.
- Built in 2022
- Large corner site in a quiet cul-de-sac location
- BER A2 rated - Qualifying the property for Green Mortgage Interest Rates
- Air to water heating
- Zoned underfloor heating on ground floor
- Alarm system installed
- Three double bedrooms
- Modern appointed bathrooms and contemporary fitted kitchen
- Top quality finishes throughout
- South facing rear garden which is fully enclosed and not overlooked
- Exclusive development in Glanmire situated on an elevated site with views across the Glashaboy Valley
- 8km from Cork City

| RECEPTION HALLWAY

5.06m x 2.09m (16'6" x 6'8")

A PVC door with frosted glass panelling and canopy with porch light situated over the front door allows access to the spacious reception hallway. The hallway features tile flooring, recessed spot lighting, and power points. Under the stairs, there is a storage space which houses the water tank, and access to a built-in pantry which has one centre light piece.



| GUEST W.C

1.55m x 1.67m (5'0" x 5'4")

The guest w.c features a two piece suite, high quality sanitary ware, ventilation system, modern floor and wall tiling, and recessed spot lighting.



| LIVING ROOM

4.81m x 3.99m (15'7" x 13'0")

A superb main living room is dual aspect with one large floor to ceiling bay window overlooking the front of the property and one window to the side, allowing extensive natural light to flood the room. The area has high quality laminate timber flooring, attractive colour palette, a feature media wall with space for a mounted TV and modern inset electric fireplace, recessed spot lighting, one centre light piece, one radiator, and ample power points.



| KITCHEN/DINING

4.12m x 6.15m (13'5" x 20'1")

A beautifully presented and modern kitchen/dining area features high quality tile flooring, one window to the side of the property, two pendant light pieces, and recessed spot lighting throughout. The kitchen features attractive fitted handleless units at eye and floor level to include soft self-closing mechanisms, extensive worktop counter, and tile splashback. There is a feature island unit and under counter lighting. There is an integrated oven/hob/extractor fan, space for a dishwasher, space for a fridge freezer, and space for a wine fridge. Glass double doors allow access to the south facing rear garden and patio area.



| UTILITY ROOM

1.55m x 2.19m (5'0" x 7'1")

The utility room features attractive tile flooring, one window to the side, space for a washer/dryer, shelving, and this area also houses the air to water system.



| STAIRS AND LANDING

3.68m x 2.03m (12'0" x 6'6")

The stairs to the first floor are fitted with carpet flooring. At the top of the landing there is high quality laminate parquet flooring, one skylight, one centre light piece, ample storage space, two power points, and a Stira staircase allows access to the partially floored attic.



| BEDROOM 1

4.99m x 3.08m (16'3" x 10'1")

A superb and spacious double bedroom has one window to the rear of the property, high quality laminate timber flooring, attractive neutral décor, built-in wardrobe units for storage, one centre light piece, one radiator, and ample power points. A door allows access to the en suite.



| EN SUITE

1.39m x 3.06m (4'5" x 10'0")

The en suite bathroom features a three piece suite including a shower cubicle incorporating a power shower off the mains, high quality sanitary ware, a heated towel rail, modern floor and wall tiling, one frosted window to the side, and recessed spot lighting.



| BEDROOM 2

4.26m x 3.58m (13'9" x 11'7")

This large double bedroom features one feature bay window to the front of the property, high quality laminate timber flooring, attractive neutral décor, built-in wardrobe units for storage, one radiator, one centre light piece, and ample power points.



| BEDROOM 3

3.8m x 2.96m (12'4" x 9'7")

Another generous sized double bedroom has one large window to the rear of the property, high quality laminate timber flooring, attractive neutral décor, one centre light piece, one radiator, and ample power points.



| BATHROOM

2.12m x 2.49m (6'9" x 8'1")

The beautifully appointed main bathroom features a four piece suite including a power shower fitted over the bath. The room has attractive modern tiling throughout, high quality sanitary ware, a heated towel rail, built-in vanity, one frosted window to the front of the property, and recessed spot lighting.

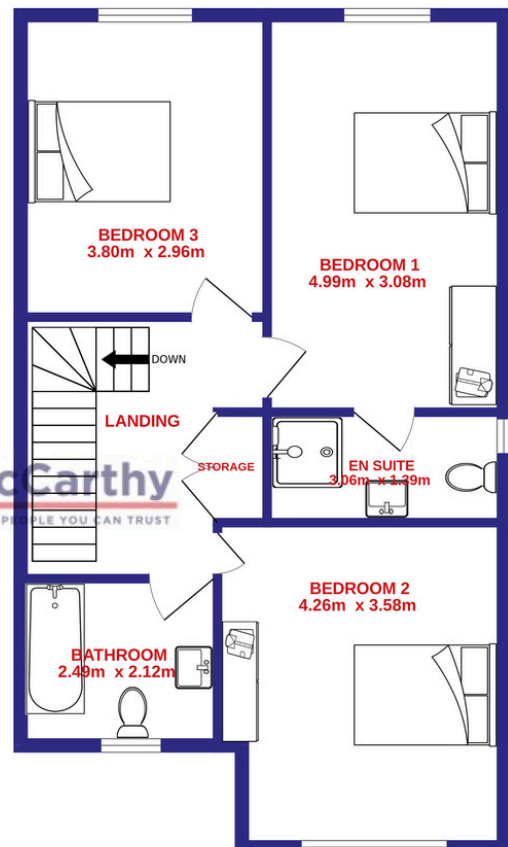


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

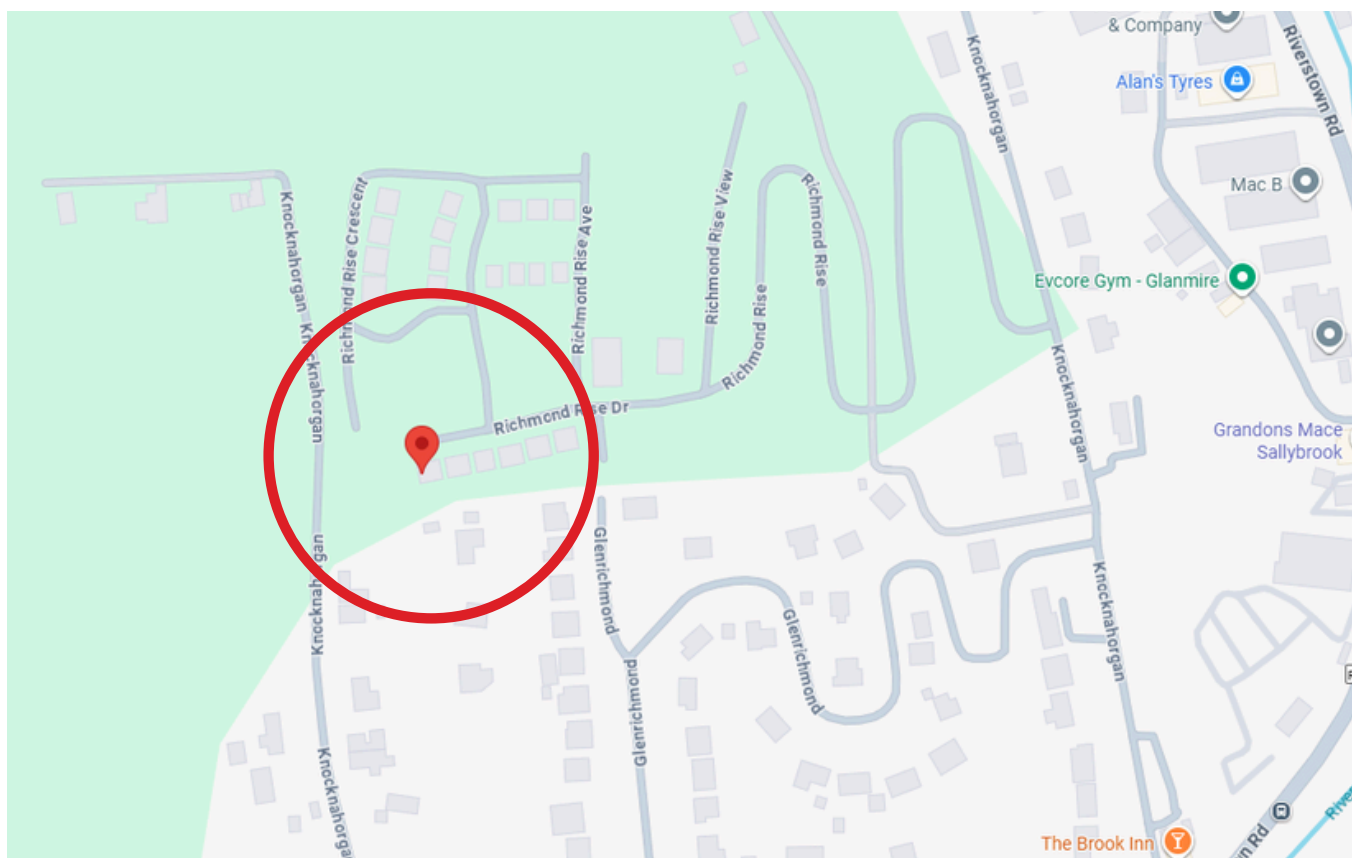


The front of the property has a large driveway, facilitating off street parking for three vehicles.

The rear of the property is fully enclosed to all sides. There is a patio area ideal for outdoor dining, and a beautiful and spacious south facing rear garden which has been laid to lawn.

| DIRECTIONS

Please see Eircode T45 K280 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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