

Card Ross, 99 Glasheen Road, Glasheen, Cork



ERA Downey McCarthy Auctioneers along with Cahalane Skuse are delighted to present to the market this spacious and conveniently located four bedroom detached bungalow with separate two bedroom apartment to the rear. Situated in a quiet and mature residential area on the Glasheen Road, the property benefits from its location close to a host of amenities including local schools, bus routes, bars, restaurants, The Lough, CUH, UCC, MTU and Wilton Shopping Centre.

Accommodation in the main house consists of porch, reception hallway, living room, kitchen/dining area, four bedrooms, bathroom, and shower room on the ground floor. Upstairs the property offers a superb converted attic space. The property also has an apartment consisting of kitchen/living area, two bedrooms, and a shower room.

AMV: €425,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 133.56 Sq. M / 1,438 Sq. Ft. (including detached two bedroom apartment)
- Built in 1930
- BER E1
- Four bedrooms
- Spacious attic room
- Adjoined 2 bedroom apartment
- Fully enclosed rear garden
- Close proximity to UCC, MTU, CUH, Wilton Shopping Centre, The Lough, Cork city centre
- Close to a host of amenities including schools, shops, bars, restaurants
- On the 216 bus route

| PORCH

0.82m x 1.18m (2'6" x 3'8")

A door with attractive stain glass panelling allows access into the porch area which has tiled flooring. An open arch allows access to the main reception hallway.



| RECEPTION HALLWAY

4.07m x 1.2m (13'3" x 3'9")

The reception hallway has laminate timber flooring, one radiator, one centre light piece, and access to the fuse board.



| BEDROOM 1

4.04m x 3.4m (13'2" x 11'1")

This spacious double bedroom has a feature bay window to the front of the property, laminate timber flooring, one centre light piece, ceiling rose, one radiator, built-in wardrobe units, neutral décor, and two power points.



| BEDROOM 2

4.04m x 3.4m (13'2" x 11'1")

Another spacious double bedroom has a feature bay window to the front of the property, laminate timber flooring, one centre light piece, ceiling rose, one radiator, built-in wardrobe units, neutral décor, and four power points.



| BEDROOM 3

3.62m x 3m (11'8" x 9'8")

This bedroom has one window to the rear, laminate timber flooring, one centre light piece, one radiator, neutral décor, extensive built-in wardrobe space, vanity unit, six power points, and a mahogany timber staircase leads to the converted attic.



| LIVING ROOM

3.4m x 3.17m (11'1" x 10'4")

The main living room has one window to the side, laminate timber flooring, one centre light piece, attractive ceiling rose and cornicing, fireplace with marble surround, fitted shelving, one radiator, one carbon monoxide alarm, fibre broadband connection, and four power points. An arch allows access to the kitchen/dining area.



| KITCHEN/DINING

2.72m x 3.96m (8'9" x 12'9")

The kitchen/dining area has a mix of tiled flooring and laminate timber flooring. The room has one centre light piece, attractive ceiling rose and cornicing, one large radiator, ample power points, one window to the side of the property, and a door with stain glass panelling allowing access to same.

The kitchen features fitted units at eye and floor level, worktop counter, tile splashback, integrated oven/hob/extractor fan, and a stainless steel sink. A door from here allows access to bedroom 4.



| **BEDROOM 4**

3.02m x 3.23m (9'9" x 10'5")

This large double bedroom has one large window overlooking the rear, laminate timber flooring, one centre light piece, attractive ceiling rose and cornicing, one radiator, neutral décor, and four power points.



| **BATHROOM**

2.53m x 1.92m (8'3" x 6'2")

The bathroom features a three piece suite including a shower cubicle incorporating a mains operated shower, lino flooring, wall tiling, one frosted window to the rear, one radiator, one centre light piece, access to the hot press.



| **CONVERTED ATTIC**

4.08m x 5.23m (13'3" x 17'1")

Accessed via bedroom 3, this superb and versatile converted attic space is dual aspect, with one Velux window to the front of the property and one Velux window to the rear. The room has laminate timber flooring, one centre light piece, ceiling rose, access to the eaves, neutral décor, carbon monoxide detector, smoke detector, and six power points.



| SHOWER ROOM

2.66m x 0.78m (8'7" x 2'5")

Accessed via the rear patio, the shower room features a three piece suite including a shower cubicle, w.c and sink, floor and wall tiling.



| APARTMENT - KITCHEN/DINING/LIVING

3.2m x 4.05m (10'4" x 13'2")

The two bedroom apartment is accessed via the rear patio. A door with stain glass panelling allows access into the kitchen/living space.

The area has a mix of tiled flooring and laminate timber flooring, neutral décor, one window, one centre light piece, attractive cornicing, and ample power points.

The kitchen features fitted units at eye and floor level, worktop counter, tile splashback, sink, under counter fridge, and oven.



| BEDROOM 1

3.24m x 2.74m (10'6" x 8'9")

This double bedroom has one window to the rear, laminate timber flooring, neutral décor, one centre light piece, attractive ceiling rose and cornicing.



| BEDROOM 2

1.66m x 3.45m (5'4" x 11'3")

This single bedroom has one window to the rear, laminate timber flooring, neutral décor, one centre light piece, one wall-mounted light piece, attractive ceiling rose and cornicing, and four power points.



| BATHROOM

1.45m x 1.47m (4'7" x 4'8")

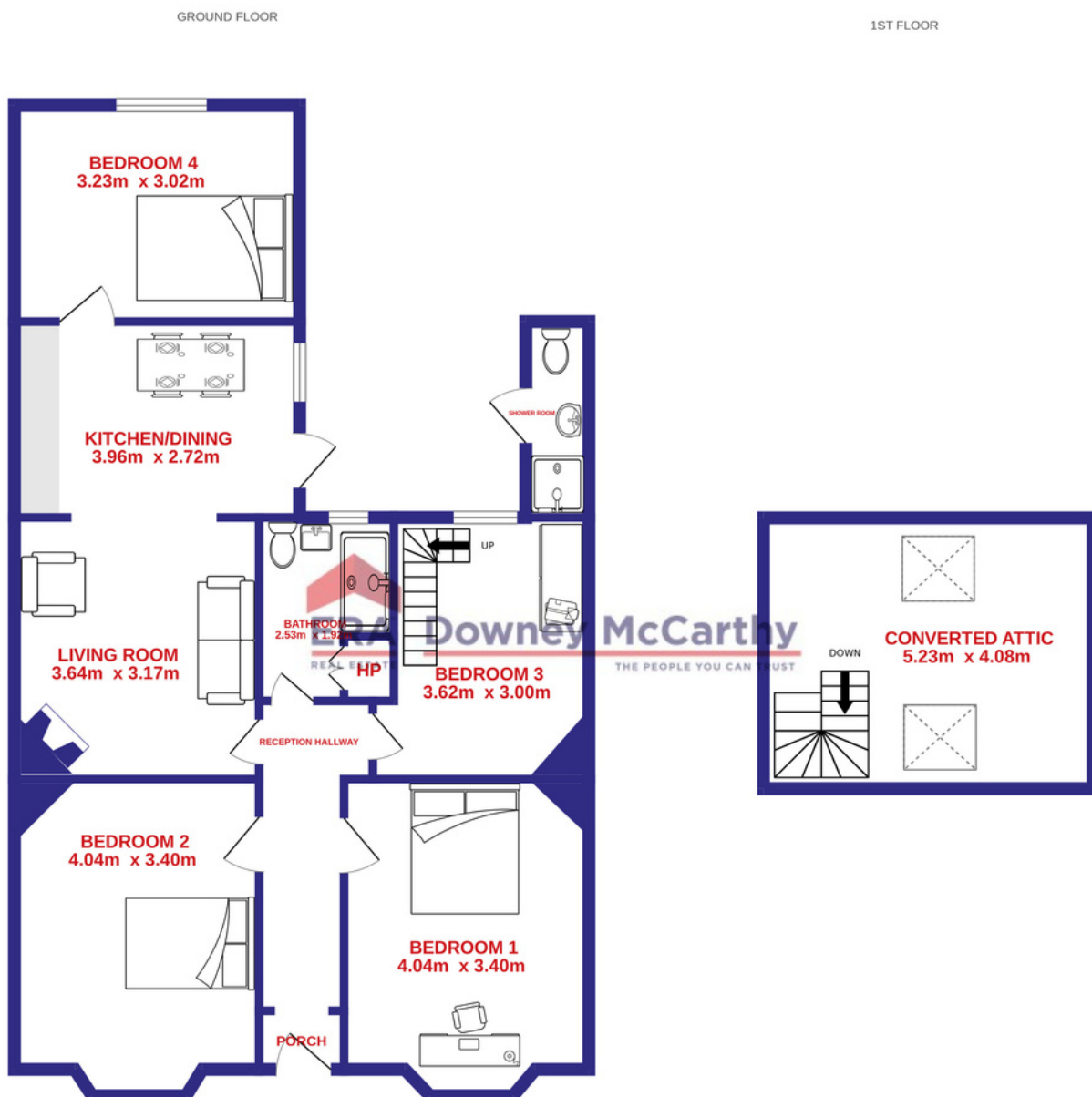
The bathroom features a three piece suite including a shower cubicle incorporating a Mira Elite electric shower, floor and wall tiling, one frosted window to the front, one radiator, one centre light piece, and an access hatch to the roof.



| GARAGE/UTILITY ROOM

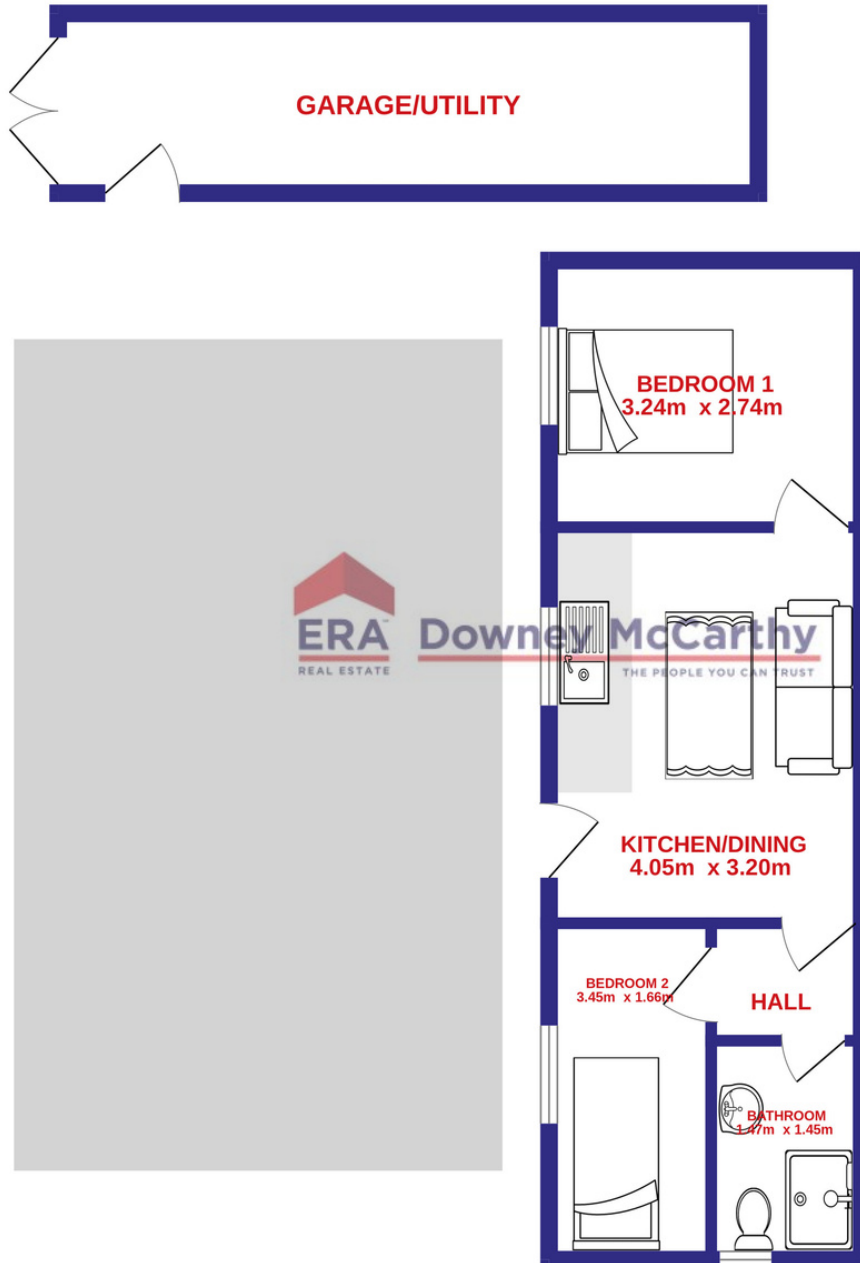
Accessed via the main road and rear yard, the spacious garage has concrete flooring, one fluorescent light piece, vehicular storage space if required, plumbing for a washing machine, space for a dryer, and power points.

| FLOOR PLAN - MAIN HOUSE



| FLOOR PLAN - APARTMENT

APARTMENT AND REAR GARAGE



| GARDENS AND EXTERIOR



The front of the property has large cobble lock patio area and garden.

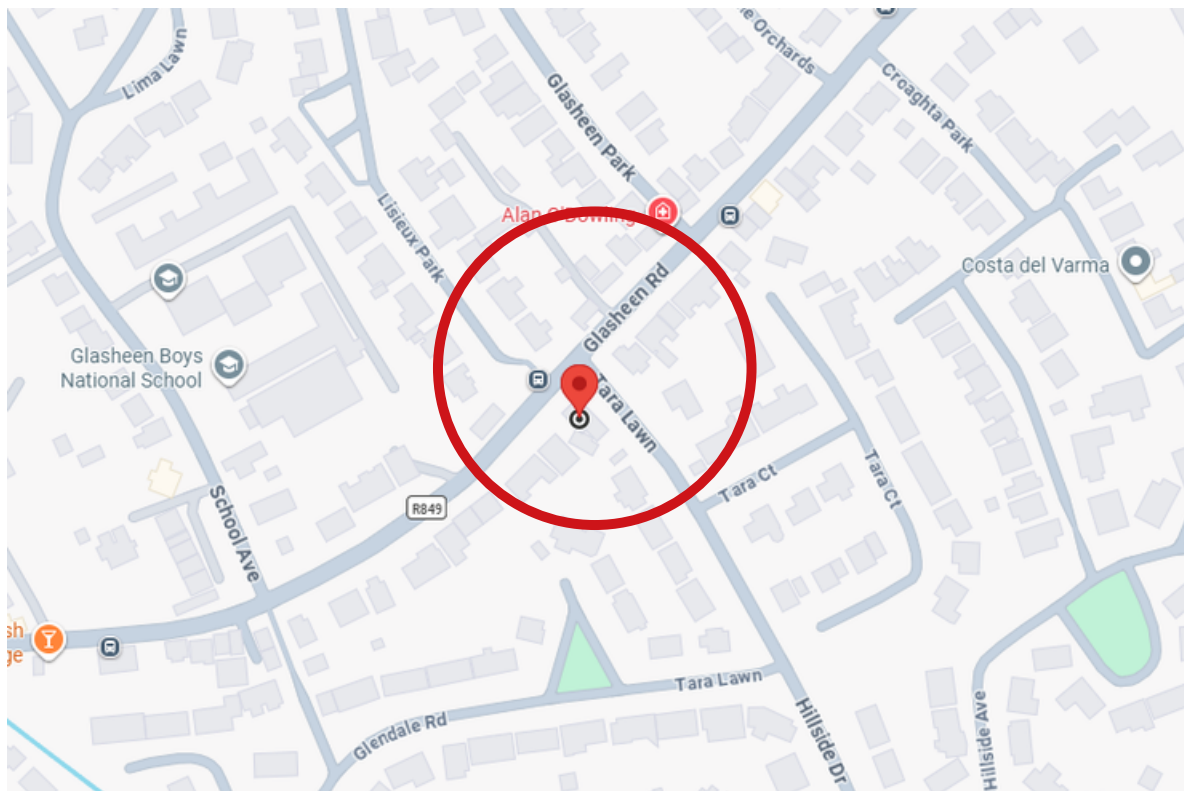
The rear of the property has a spacious maintenance free yard area, leading to the separate apartment. There is an attractive patio area, ideal for outdoor entertaining, and access to the garage.

| VIEWING DETAILS

Viewing strictly by appointment only with joint agents ERA Downey McCarthy and Cahalane Skuse.

| DIRECTIONS

Please see Eircode T12 V6W9 for directions.



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