

Ardfinnan, Glasheen Road, Glasheen, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is proud to present 'Ardfinnan' to the market, a charming and substantial three storey, four bedroom semi-detached property, situated in a much sought-after residential location on the Glasheen Road. The property benefits from spacious bedroom and living accommodation, a superb feature rear garden, and its location close to The Lough and UCC. 'Ardfinnan' is very convenient to all local amenities including local schools, bus routes, bars, restaurants, CUH, Bon Secours and Wilton Shopping Centre.

Accommodation consists of a feature double height entrance hallway, guest w.c, main hallway, living room, open plan and extended kitchen/dining/family room, bedroom 3, and a boot room on the ground floor. At first floor level, the property has a feature open landing area, two spacious double bedrooms and an impressive main family bathroom. The second floor offers an additional bedroom, complete with own en suite and walk-in wardrobe/storage area.

AMV: €585,000

BER C

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PSRA No. 002584

| FEATURES

- Approx. 177.17 Sq. M / 1,907 Sq. Ft.
- BER C - BER no. 119832723
- Four spacious bedrooms
- Superb open plan and extended kitchen/dining/family area
- Magnificent rear garden and garden room
- Close proximity to UCC, 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

| RECEPTION HALLWAY

1.92m x 2.51m (6'2" x 8'2")

A timber door with attractive centre glass panelling allows access into the reception hallway. The reception hallway has a feature mezzanine opening up to the first floor landing allowing in extensive natural light, space for a feature chandelier light piece, neutral décor, one radiator, one window overlooking the main living room, and wooden flooring. A door allows access into the guest w.c.



| GUEST W.C

1.42m x 0.89m (4'6" x 2'9")

The guest w.c features a two piece suite, wooden flooring, and one centre light fitting.

| MAIN HALLWAY

3.89m x 1.75m (12'7" x 5'7")

The main hallway has attractive tile flooring, neutral décor, one large radiator, one wall-mounted light piece, access to understairs storage and a door allows access into the living room.



| LIVING ROOM

4.62m x 3.57m (15'1" x 11'7")

A spacious main living room has one window overlooking the front of the property, a feature fireplace with an open insert, plenty space for a suite of furniture, recessed spot lighting, neutral décor, and wooden flooring. Double doors lead you through to the spacious open plan kitchen/dining/family room area.



| OPEN PLAN KITCHEN/DINING/FAMILY ROOM

7.75m x 5.54m (25'4" x 18'1")

This very spacious triple aspect room is flooded with natural light. The area has attractive neutral décor, recessed spot lighting, ample power points and timber flooring throughout.



The kitchen features solid fitted units at eye and floor level with a workshop counter and tile splashback. The kitchen has one window to the rear, attractive coving surrounds the ceiling, a feature fireplace, space for an style American fridge freezer, integrated oven/hob/extractor fan, plumbing for a dishwasher, and a central island unit which has shelving for storage. An open arch allows access into the dining/family/sun room.



This versatile area has plenty of space for a suite of furniture or a dining table, one large radiator, and double glass doors allow access to the rear garden.



| BEDROOM 3

3.7m x 2.92m (12'1" x 9'5")

Double glass doors from the reception hallway allow access to the ground floor bedroom. This generous sized double bedroom is dual aspect with one window to the front of the property, and one window to the rear. The area has carpet flooring, one centre light fitting, neutral décor, one radiator, wall-mounted shelving, and an opening allowing access to the boot room.



| **BOOT ROOM**

2.58m x 2.94m (8'4" x 9'6")

This handy boot room has one window to the front of the property, and a timber door with centre glass panelling allowing access to the rear. The room has timber flooring, one radiator, recessed spot lighting, and ample storage space.



| **FIRST FLOOR STAIRS AND LANDING**

6.34m x 2.89m (20'8" x 9'4")

The stairs and feature landing are most bright and spacious as it is dual aspect with one window to the front and one window to the rear, flooding the area with extensive natural light. The area is fitted with carpet flooring, two wall-mounted light fittings and neutral décor throughout.



| **BEDROOM 1**

3.78m x 5.69m (12'4" x 18'6")

A superb main bedroom has two windows overlooking the back garden, plenty of space for a double bed, plenty of space for a wardrobe, a feature fireplace, attractive décor, one large radiator, one centre light fitting and wooden flooring.



| BEDROOM 2

3.75m x 3.62m (12'3" x 11'8")

Another spacious double bedroom has one window overlooking the front of the property, carpet flooring, neutral décor, wall-mounted shelving, one centre light fitting, one large radiator, and a fireplace.



| MAIN BATHROOM

2.83m x 2.9m (9'2" x 9'5")

The impressive main bathroom features a four piece suite including a separate built-in shower cubicle and space for a free standing cast iron bath. The room has one window overlooking the front of the property, timber flooring, one radiator, and one central light fitting.



| SECOND FLOOR STAIRS AND LANDING

2.81m x 3.56m (9'2" x 11'6")

The second floor landing is a dual aspect with one Velux window overlooking the side and one window overlooking the front. The area has carpet flooring, a recessed spot light, and neutral décor.



| BEDROOM 4

3.91m x 2.56m (12'8" x 8'3")

This double bedroom has one large window overlooking the rear garden, carpet flooring, extensive built-in units for storage, recessed spot lighting, one radiator, an access hatch to the attic and doors allows access into the en suite and walk-in storage space, respectively.



| EN SUITE

2.36m x 1.87m (7'7" x 6'1")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Triton SI electric shower. The room has carpet flooring, one Velux window, and tile splashback.



| WALK IN WARDROBE/STORAGE ROOM

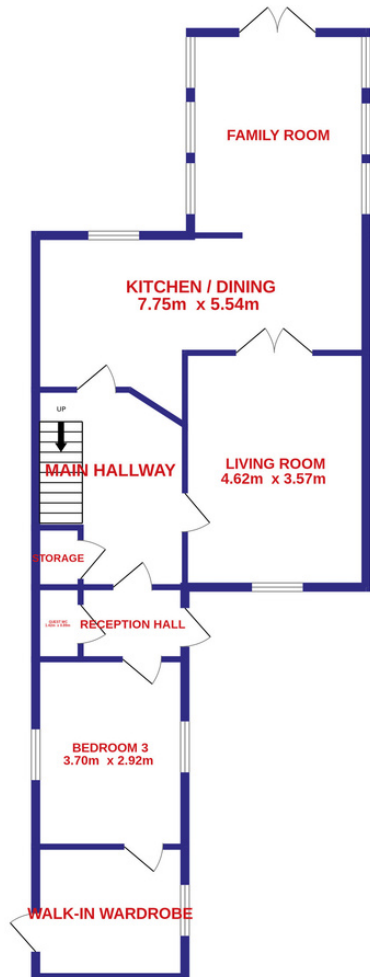
3.08m x 1.72m (10'1" x 5'6")

This spacious storage area has carpet flooring, neutral décor, and space into the eaves of the attic.

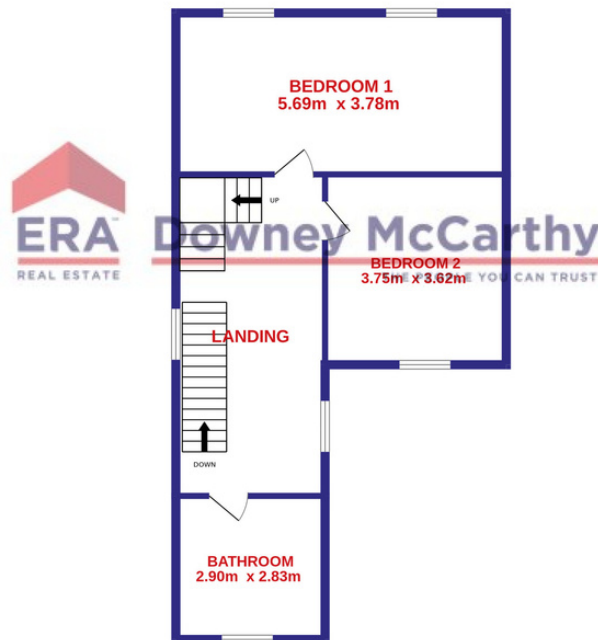


| FLOOR PLAN

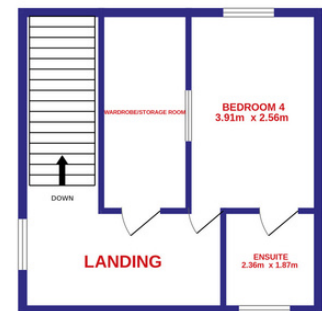
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| GARDENS AND EXTERIOR

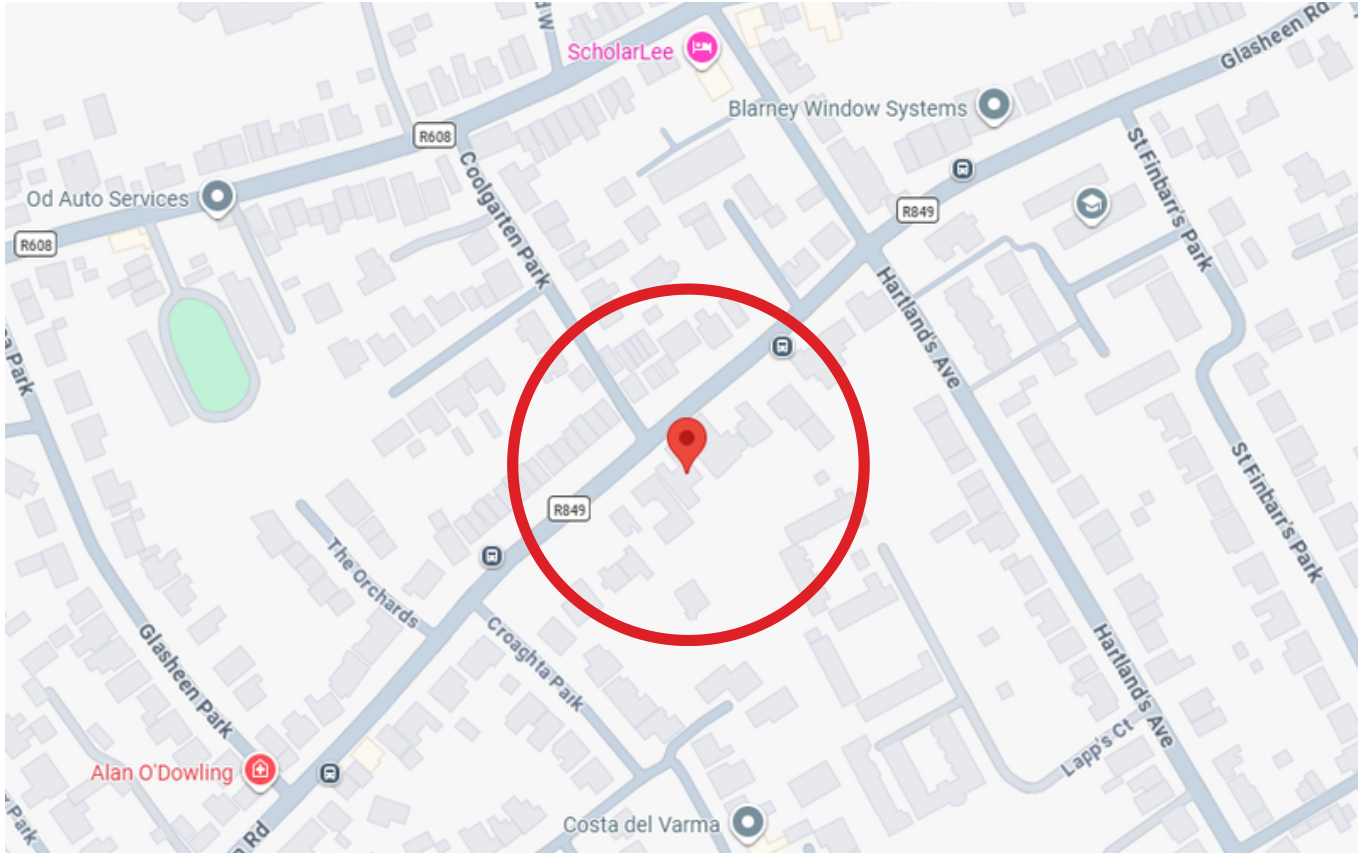


The front of the property has a concrete driveway that can accommodate off street parking for one vehicle.

The rear of the property is fully enclosed with mature hedging and block built walls. There is a stone patio area located off the dining/family room with integrated seating. There is a beautiful raised garden which is laid to lawn with mature trees and plants, and there is a superb garden room which is currently utilised as a home office. The room has laminate flooring, three windows, storage space, and one centre light fitting.

| DIRECTIONS

Please see Eircode T12 NX3R for directions.



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