

235 Comeragh Park, The Glen, Dillons Cross, Blackpool, Cork



ERA Downey McCarthy are delighted to present to the market this bright and spacious three/four bedroom end of terrace property situated in a most convenient location in The Glen, in Cork City. This home has been well-maintained throughout and it is within close proximity to all amenities of Dillon's Cross, St Luke's, Ballyvolane, Blackpool and Cork city centre.

Accommodation consists of reception hallway, main hallway, kitchen, living room, and home office/bedroom 4 on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €250,000

BER E2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 96.47 Sq. M. / 1,038 Sq. Ft.
- Built in 1980 approx.
- BER E2 - BER no. 119288348
- Three/four double bedrooms
- Fully enclosed rear garden
- Off street parking
- Close to the Glen Resource Centre
- Close to all amenities to include schools, shops, local parks etc.
- On the 207 bus route
- 5 minute drive to Cork city centre

| RECEPTION HALLWAY

1.52m x 1.91m (4'9" x 6'2")

A solid timber door allows access into the reception hallway. The hallway has tile flooring, one centre light fitting, and frosted glass double doors allow access into the main hallway.



| MAIN HALLWAY

4.35m x 2.19m (14'2" x 7'1")

The main hall has laminate flooring, access to the electrical board, access to under stair storage, one radiator, one centre light fitting, and a door allows access into the kitchen.



| KITCHEN/DINING

3.86m x 4.38m (12'6" x 14'3")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen has one window overlooking the front of the property, tile flooring, plumbing for a washing machine, space for an oven/hob/extractor fan, space for a fridge freezer, stainless steel sink, one centre light fitting, plenty space for a dining table, and one radiator.



| LIVING ROOM

4.32m x 3.75m (14'1" x 12'3")

The living room has glass double doors allowing access out to the rear garden, which floods the area with extensive natural light. There is plenty of space for a suite of furniture, one centre light fitting, built-in display cabinets, one radiator, and a fireplace with an electric insert.



| OFFICE/BEDROOM 4

4.56m x 1.94m (14'9" x 6'3")

This versatile room has one large window to the rear, carpet flooring, one centre light fitting, one radiator, and space for a tumble dryer.



| STAIRS AND LANDING

2.65m x 2.84m (8'6" x 9'3")

The stairs and landing are fitted with carpet flooring throughout. The landing has one centre light fitting, an access hatch to the attic, and access to a hot press.



| BEDROOM 1

4.54m x 2.84m (14'8" x 9'3")

This double bedroom has laminate flooring, one window overlooking the rear of the property, one centre light fitting, space for wardrobe units, and one radiator.



| BEDROOM 2

4.54m x 2.84m (14'8" x 9'3")

Another double bedroom has laminate flooring, one window overlooking the rear of the property, one centre light fitting, space for wardrobe units, and one radiator.



| **BEDROOM 3**

2.96m x 2.84m (9'7" x 9'3")

This double bedroom has carpet flooring, one window overlooking the front of the property, one centre light fitting, built-in wardrobe units, and one radiator.



| **MAIN BATHROOM**

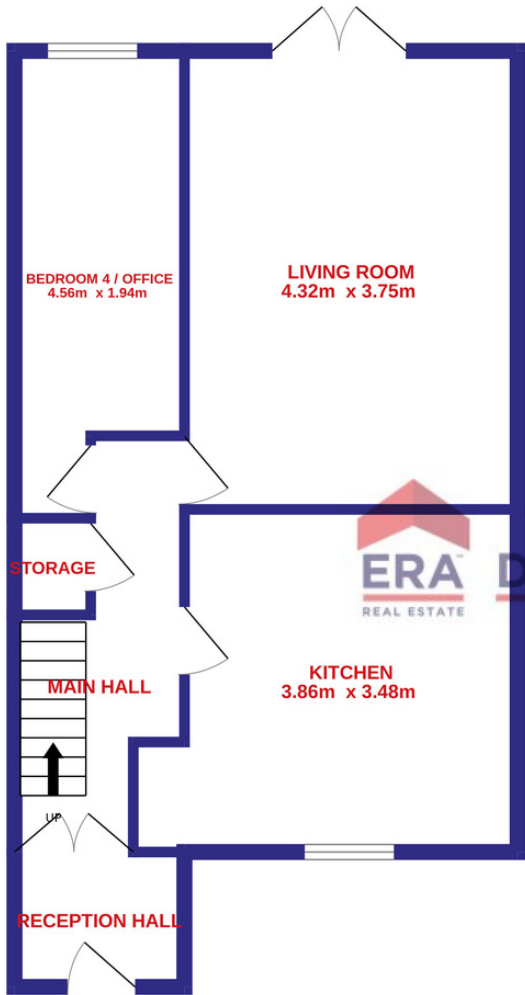
1.95m x 2.24m (6'3" x 7'3")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Elite SE electric shower. The room has laminate flooring, fully tiled walls, one centre light fitting.

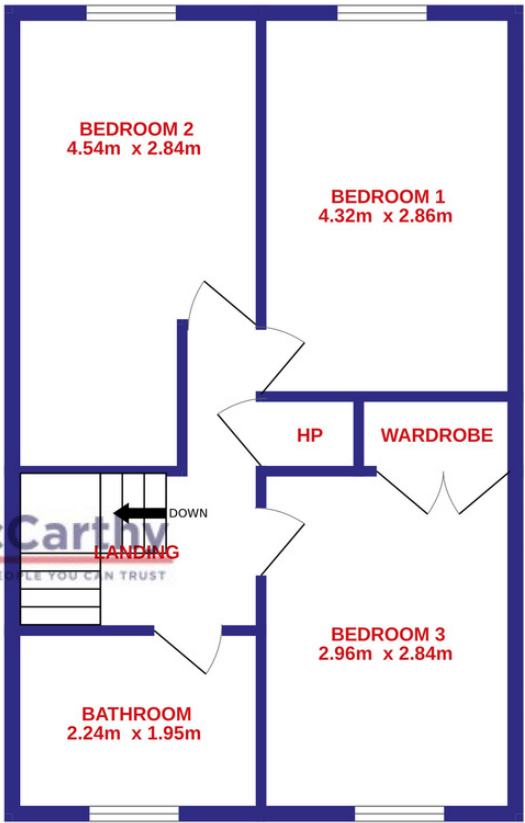


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

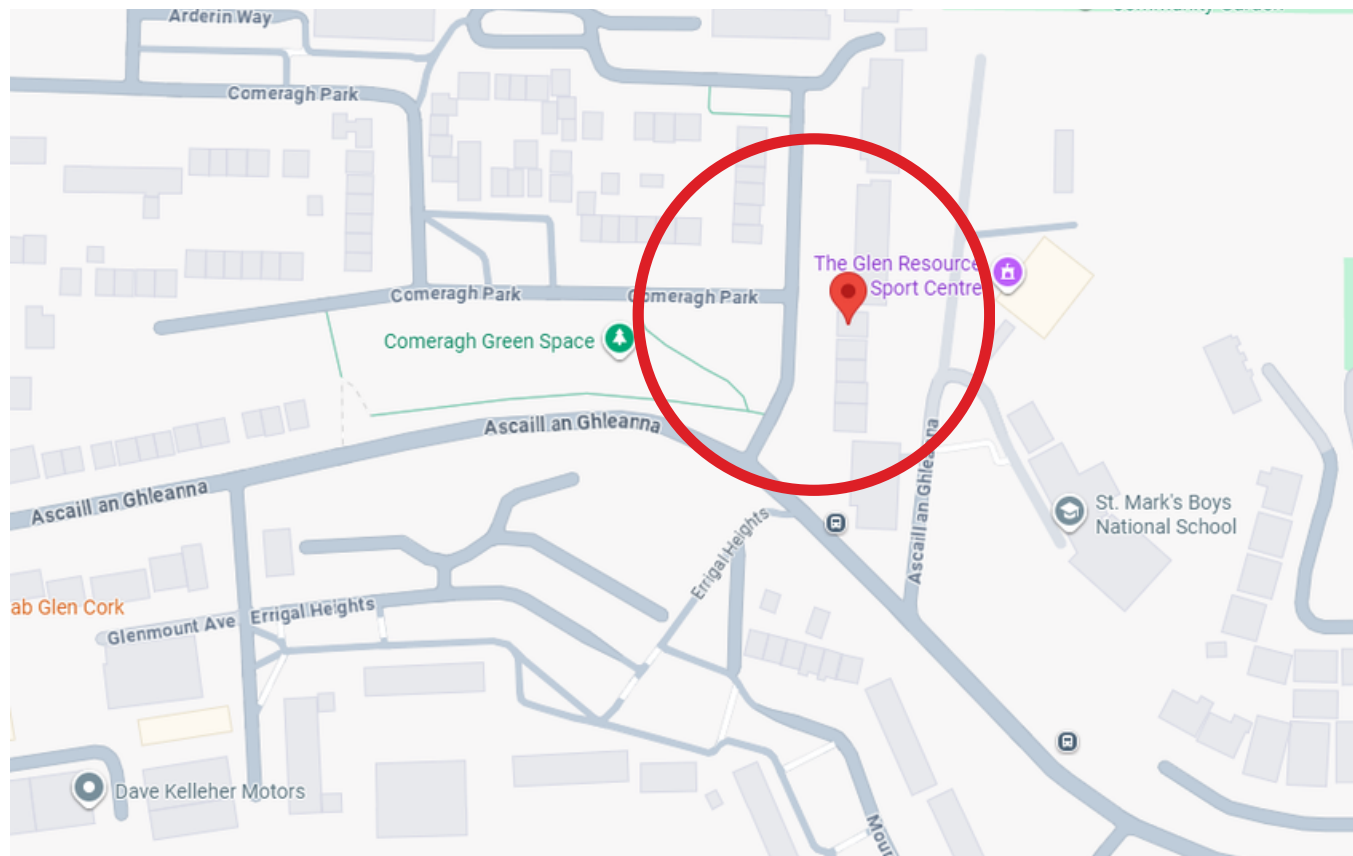


The front of the property is fully enclosed with brick built walls, and it has a driveway that can accommodate off street parking for one vehicle. There is a garden area which is laid to lawn.

The rear of the property is fully enclosed on all sides. There is a large rear garden which is laid to lawn and well-maintained. A Barna shed is included as part of the sale, and a gate to the back allows access out to the rear.

| DIRECTIONS

Please see Eircode T23 K5D1 for directions.



| ALL ENQUIRIES TO:



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