

Glenanaar, 3 Bishopstown Avenue West, Model Farm Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this spacious and beautifully presented four bedroom semi-detached property situated in a highly desirable and mature location off Model Farm Road, close to all amenities in the area. This is a superbly maintained property, offering prospective purchasers the opportunity to acquire a modern family home in a sought after suburb.

Accommodation consists of reception hallway, guest w.c, sitting room, living room/home office, kitchen/dining area, utility area and adjoined garage on the ground floor. Upstairs the property offers four spacious bedrooms and the main family bathroom.

AMV: €575,000



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PSRA No. 002584

| FEATURES

- Approx. 140 Sq. M. / 1,507 Sq. Ft. (including utility area and garage)
- Built in 1950
- BER F
- Mix of single and double glazed windows
- Gas fired central heating
- Four bedrooms
- Superb spacious front and rear gardens with patio area
- Private off street parking for up to three or more cars
- Adjoined garage
- Situated in a quiet cul-de-sac in a much sought-after area
- Located adjacent to or within a short walking distance to all amenities including CUH, CUMH, pre-school, national/primary and secondary schools, UCC and MTU, plus GAA, rugby and basketball sports clubs, supermarkets, restaurants, bars and Wilton Shopping centre

| RECEPTION HALLWAY

4.57m x 2.12m (14'9" x 6'9")

An open porch area leads you to a timber door with centre glass panelling and glass surround, which in turn allows access into the main reception hallway. The hallway has terrazzo flooring, one centre light fitting, one wall-mounted light fitting, one radiator, neutral décor, a feature wallpaper wall leading to the first floor and power points.



| GUEST W.C

1.17m x 1.73m (3'8" x 5'6")

The guest w.c features a two piece suite, laminate flooring, modern colour palette, beautiful wall tiling and one wall-mounted light fitting.



| SITTING ROOM

4.03m x 4.4m (13'2" x 14'4")

This is a beautifully presented and spacious main living room which has a feature bay window to the front of the property, flooding the area with extensive natural light. The room has carpet flooring, attractive décor, a modern colour palette, an open fireplace, one centre light fitting, one radiator and ample power points.



| LIVING ROOM/HOME OFFICE

4.08m x 3.42m (13'3" x 11'5")

This versatile room could serve a multitude of uses. There is one window to the rear, carpet flooring, one centre light fitting, a fireplace and one radiator.



| KITCHEN/DINING

5.42m x 3.13m (17'7" x 10'2")

The open plan kitchen/dining area has laminate flooring, one window overlooking the rear garden, one window to the side, two light fittings, ample power points, neutral décor, access to the hot press and one large radiator. The kitchen features modern fitted units at eye and floor level with worktop counter, a stainless steel sink, oven/hob/extractor fan, space for a washing machine and space for a dishwasher. A door allows access to the utility area which in turn allows access to the garage.



| UTILITY AREA

4.71m x 2.46m (15'4" x 8'0")

This area has a Perspex roof, impressive vinyl flooring, space for a washing machine and space for a fridge freezer. Doors lead you to the rear garden and garage, respectively.



| GARAGE

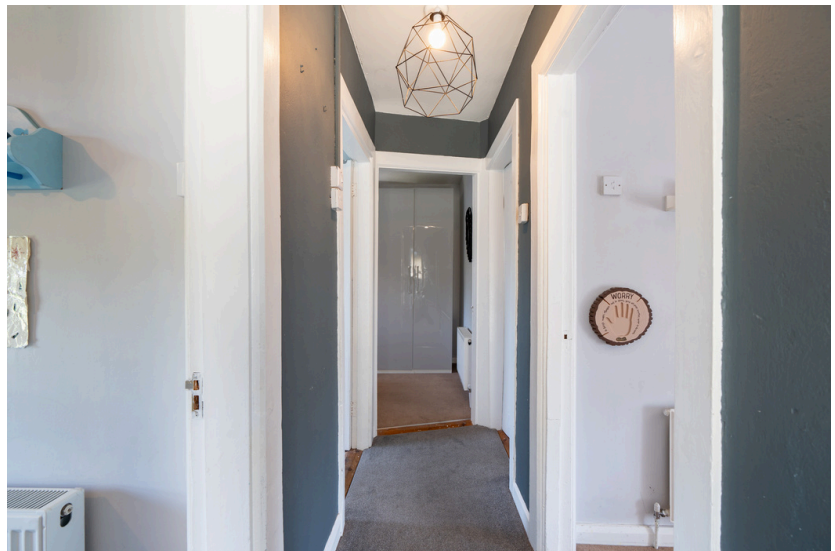
5.78m x 2.58m (18'9" x 8'4")

The garage has a roller door to the front and ample storage space. The gas boiler is housed here.

| STAIRS AND LANDING

0.91m x 4.27m (2'9" x 14'0")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one window to the side, one wall-mounted light fitting and one centre light fitting.



| BEDROOM 1

3.96m x 3.46m (12'9" x 11'3")

This large double bedroom has carpet flooring, one large window to the front, one centre light fitting, one large radiator and power points.



| BEDROOM 2

4.02m x 2.38m (13'1" x 7'8")

Another spacious double bedroom has carpet flooring, one window to the rear, one centre light fitting, one radiator and power points.



| BEDROOM 3

4.01m x 3.03m (13'1" x 9'9")

This bedroom has carpet flooring, one large window to the front of the property, one centre light fitting, one radiator, power points.



| BEDROOM 4

2.98m x 2.33m (9'7" x 7'6")

This bedroom has carpet flooring, one window to the rear, one centre light fitting, one radiator, power points.



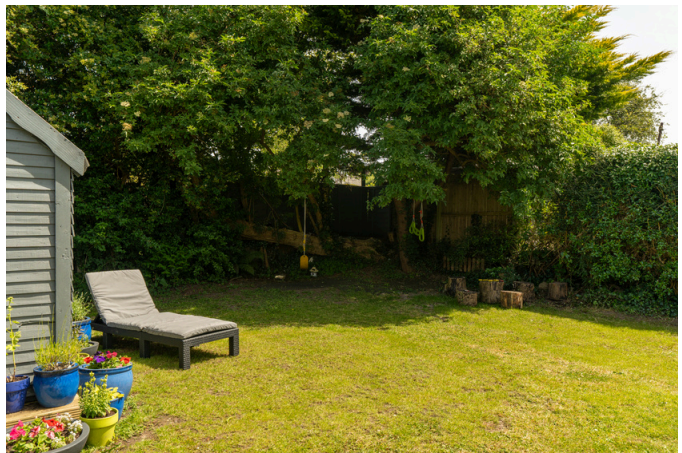
| BATHROOM

3.05m x 1.67m (10'0" x 5'4")

The main family bathroom features a four piece suite including an electric shower fitted over the bath. The room has vinyl flooring, PVC wall panelling, one centre light fitting, neutral décor, one window to the rear, one radiator, storage space, an access hatch to the attic and a heated towel rail.



| GARDENS AND EXTERIOR

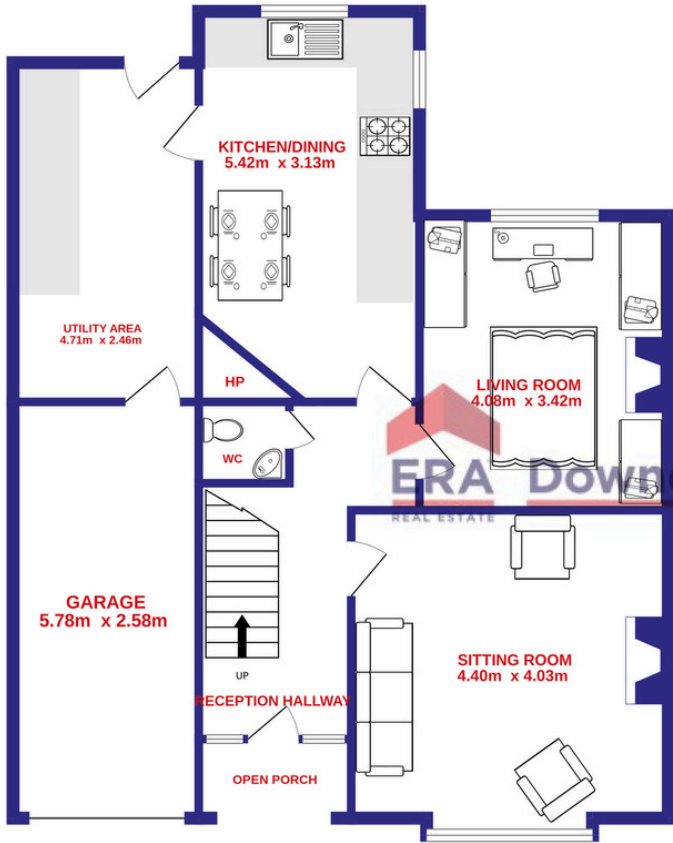


The front of the property is fully enclosed. There is a large driveway to accommodate ample off street parking. A well-maintained garden area which is laid to lawn is located next to the driveway, and this area gets beautiful natural sunlight all day long. Access to the garage can be gained from here.

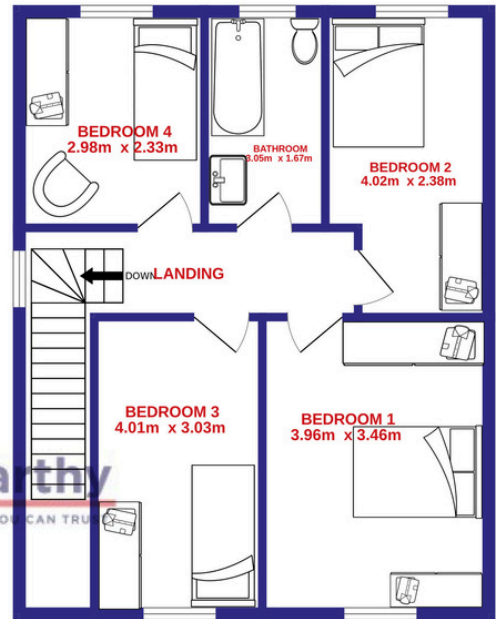
The rear of the property has been well-maintained. There is a garden area which is laid to lawn, a Barna shed and a patio which is ideal for outdoor entertaining in the summer months. The rear of the property is fully enclosed and offers a high level of privacy.

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| DIRECTIONS

Please see Eircode T12 VXD4 for directions.



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