

Hazana, 44 Glendale Grove, Glasheen, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this four bedroom semi-detached property, situated in the popular and mature residential estate of Glendale Grove in Glasheen. The property benefits from its position on a large corner site along with its proximity to CUH, Wilton Shopping Centre, UCC, MTU, Bons Secour Hospital, The Lough, primary and secondary schools, sporting facilities, and Cork city centre. Viewing highly recommended.

Accommodation consists of porch, reception hallway, living room, family room, kitchen, rear hall, guest w.c and adjoined garage on the ground floor. Upstairs the property offers four spacious bedrooms, an en suite bathroom and the main family bathroom.

AMV: €495,000

BER C3

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PSRA No. 002584

| FEATURES

- Large corner site (approx. 0.07 acres) offering great potential for its new owners
- Superb and very spacious rear garden which is fully enclosed
- Approx. 120.75 Sq. M. / 1,300 Sq. Ft.
- Built in 1962
- BER C3
- Gas fired central heating
- Double glazed PVC windows
- Four bedrooms
- Adjoined garage
- Ample off street parking
- Close proximity to CUH, Wilton Shopping Centre, UCC., MTU, Bons Secour Hospital, The Lough, Cork city centre
- Close to a host of amenities including schools, shops, bars, restaurants, sporting facilities
- On the 216 bus route

| PORCH

0.78m x 3.93m (2'5" x 12'8")

Sliding glass doors allow access to a porch area which has tile flooring. A PVC door with frosted glass panelling allows access into the main reception hallway.

| RECEPTION HALLWAY

3.88m x 3.93m (12'7" x 12'8")

A spacious reception hallway has original oak flooring, one centre light piece, neutral décor, one large radiator behind an attractive radiator cover, under stair storage and one window to the front of the property.



| LIVING ROOM

3.88m x 3.93m (12'7" x 12'8")

The main living room has one large window to the front of the property, allowing extensive natural light to fill the room. There is an open fireplace, original timber flooring, attractive neutral décor, one centre light piece with ceiling rose, one radiator, ample power points.



| FAMILY ROOM

3.73m x 3.93m (12'2" x 12'8")

The second living space is a versatile room which could serve a multitude of uses. The room has one large window to the rear, original timber flooring, an open fireplace, one centre light piece, neutral décor and power points.



| KITCHEN

2.68m x 4.54m (8'7" x 14'8")

The newly renovated kitchen is dual aspect with two windows to the rear and a sliding door to the side. The kitchen features units at eye and floor level with worktop counter and tile splashback, tile flooring, two light pieces, a breakfast counter.



| REAR HALL

0.9m x 0.85m (2'9" x 2'7")

Accessed from the kitchen, the rear hall has tile flooring and allows access to the guest w.c and adjoined garage respectively.

| GUEST W.C

0.91m x 1.44m (2'9" x 4'7")

The guest w.c features a one piece suite and one centre light piece.

| GARAGE

4.76m x 2.49m (15'6" x 8'1")

The garage has concrete flooring, one window to the side, a roller door to the front and two light pieces.



| STAIRS AND LANDING

3.19m x 1.99m (10'4" x 6'5")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light piece, access to the hot press and an access hatch to the attic.



| BEDROOM 1

3.71m x 2.88m (12'1" x 9'4")

This double bedroom has one window to the rear of the property, original timber flooring, one radiator, recessed spot lighting and power points. A door allows access to the en suite bathroom.



| EN SUITE

1.94m x 0.78m (6'3" x 2'5")

The en suite bathroom features a three piece suite, floor and wall tiling, an extractor fan and one centre light piece.



| BEDROOM 2

3.93m x 3.39m (12'8" x 11'1")

A spacious double bedroom has one window to the front of the property, original timber flooring, one radiator, recessed spot lighting and power points.



| **BEDROOM 3**

3.73m x 2.65m (12'2" x 8'6")

This double bedroom has one window to the front of the property, carpet flooring, one radiator, recessed spot lighting and power points.



| **BEDROOM 4**

2.86m x 2.41m (9'3" x 7'9")

This single bedroom has one window to the front of the property, original timber flooring, one radiator, recessed spot lighting and power points.



| **BATHROOM**

1.94m x 1.98m (6'3" x 6'4")

The main family bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, one window to the rear, one radiator and recessed spot lighting.



| GARDENS AND EXTERIOR

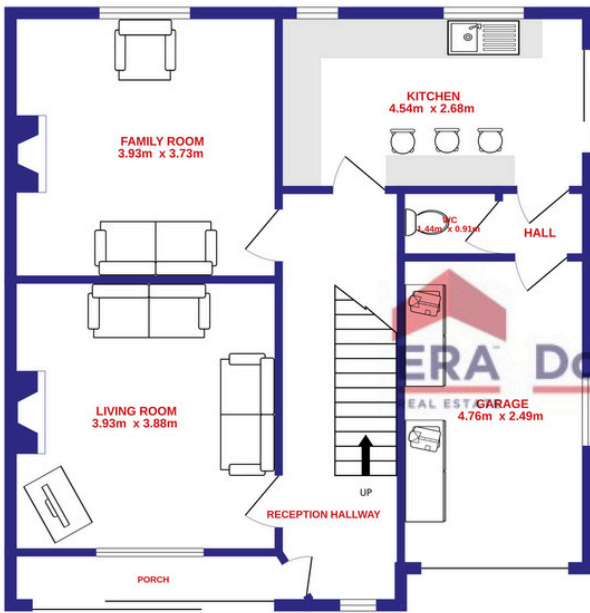


The front of the property is fully enclosed. There is a large tarmac driveway to accommodate off street parking and small garden areas to either side which are laid to lawn. A secure gate allows access to the rear.

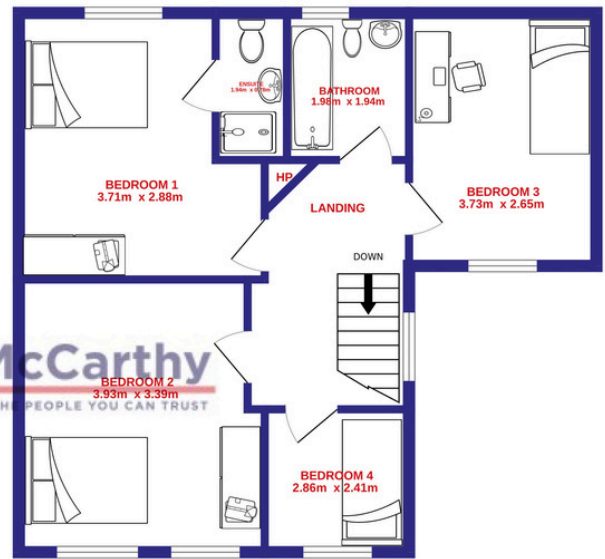
The rear of the property boasts a superb, spacious garden. It is fully enclosed to all sides, offering a high level of privacy. There is a large patio area and gardens which are laid to lawn. There is also a Barna shed which is ideal for storage and a beautiful mature tree in the centre.

FLOOR PLAN

GROUND FLOOR



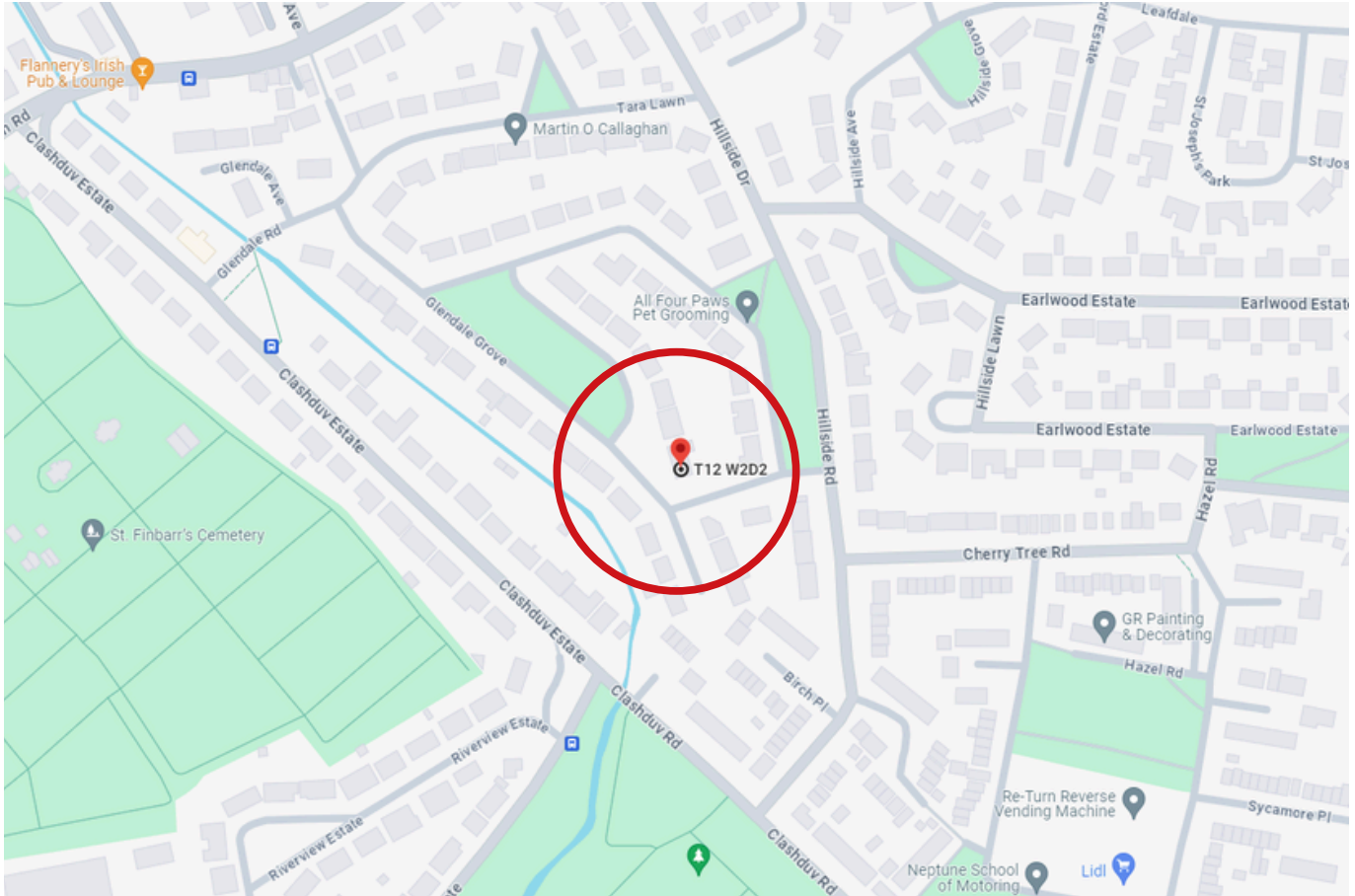
1ST FLOOR



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| DIRECTIONS

Please see Eircode T12 W2D2 for directions.



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