

6 Cuil Chluthair, Sarsfield Court, Glanmire, Cork



ERA Downey McCarthy present to the market this most impressive and substantial five bedroom detached property, (3,229 sq. ft. approx.) situated on an elevated half an acre site in this exclusive and sought after development of Cuil Chluthair, Sarsfield Court, Glanmire. With a great sense of space and beautiful, light-filled living accommodation throughout, it is evident that great pride has been taken in the presentation of this contemporary family home. Viewing highly recommended to appreciate what this fine property has to offer.

Accommodation consists of reception hallway, guest w.c, two double bedrooms, a walk-in wardrobe and en suite bathroom on the ground floor. On the first floor we have a large open plan kitchen/dining area, spacious living room, study, rear hall, utility room, main bathroom, two double bedrooms, plus a walk-in wardrobe and en suite bathroom. At second floor level there is a superb attic currently being utilised for storage but this also has tremendous potential to create even more living space or a home office/gym.

AMV: €795,000

BER B2

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PSRA No. 002584

| FEATURES

- Superb detached home situated on a half acre site
- Approx. 300 Sq. M. / 3,229 Sq. Ft. of living accommodation
- Plus a garage of 35 Sq. M approx. and spacious attic of 100 Sq. M. approx.
- Built in 2007/8
- BER B2
- Natural gas central heating
- Solar panels for hot water
- Five spacious double bedrooms
- Two bedrooms have walk-in wardrobes and en suite bathrooms
- Attractive neutral décor throughout
- Spacious bedroom and living accommodation
- Beautifully landscaped rear garden
- Convenient location a short drive to all amenities in Glanmire
- Close to Crestfield shopping centre including restaurants & pharmacy etc.
- Also very close proximity to GAA clubs, local schools, pubs and cafes
- Set in a quiet, exclusive estate
- Easy access to the M8

| RECEPTION HALLWAY

4.52m x 2.98m (14'8" x 9'7")

Beautiful teak double doors with centre glass panelling allow access into the main reception hallway. The hallway has high quality tile flooring, one radiator cleverly disguised behind a radiator cover, recessed spot lighting and solid doors leading to all ground floor rooms.



| GUEST W.C

1.18m x 1.96m (3'8" x 6'4")

Located off the main hallway, the ground floor w.c features a two piece suite, one centre light fitting, one radiator and high quality tile flooring.



| **BEDROOM 3**

3.25m x 3.9m (10'6" x 12'7")

This spacious double bedroom has high quality timber flooring, one window to the front of the property, one centre light fitting, attractive neutral décor and one large radiator. A door allows access into the walk-in wardrobe.



| **WALK-IN WARDROBE**

1.78m x 1.53m (5'8" x 5'0")

The wardrobe has a continuation of the high quality timber flooring, shelving and hanging space, one centre light fitting and a door leading you through to the en suite bathroom.

| **EN SUITE**

1.75m x 2.24m (5'7" x 7'3")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, one frosted window to the side of the property, floor and wall tiling, a heated towel rail and one centre light fitting.



| **BEDROOM 4**

5.15m x 3.91m (16'8" x 12'8")

This spacious double bedroom features high quality timber flooring, one window to the front of the property, one centre light fitting, attractive neutral décor and one radiator.



| **FIRST FLOOR STAIRS AND LANDING**

7.25m x 4.65m (23'7" x 15'2")

A solid wood staircase leads you up to a superb and spacious landing area. The landing has one radiator disguised behind a radiator cover, one large window to the front of the property, recessed spot lighting and access to the hot press.



| **OPEN PLAN KITCHEN/DINING/LIVING**

7.8m x 12.23m (25'5" x 40'1")

Double doors from the landing lead you in to the spectacular and very spacious kitchen/dining area. This open plan room is flooded with extensive natural light as it has a superb sun roof and is triple aspect with windows to the side, front and rear.



The kitchen has fitted units at eye and floor level with an extensive worktop counter, a Rangemaster oven, extractor fan, space for an American style fridge freezer, plumbing for a dishwasher, a feature stove, a stainless steel sink and ample storage space. Throughout the room there is high quality tile flooring, two large radiators and recessed spot lighting.



| LOUNGE

6.56m x 5.43m (21'5" x 17'8")

The lounge is most spacious and is also dual aspect with two windows to the front and two additional windows overlooking the side of the property. The room has solid wood flooring, attractive neutral décor, two radiators, television point and recessed spot lighting.



| STUDY/HOME OFFICE/BEDROOM 5

5.23m x 3.79m (17'1" x 12'4")

This versatile room has one window to the front of the property, timber flooring, one large radiator and one centre light fitting.



| REAR HALLWAY

2.81m x 1.25m (9'2" x 4'1")

This area has high quality tile flooring, one centre light fitting, one radiator and doors accessing to the utility room and bathroom, respectively.

| UTILITY ROOM

2.45m x 2.84m (8'0" x 9'3")

The utility area has tile flooring, plumbing for two washing machine, a stainless steel sink, one window to the side of the property and storage space.



| BATHROOM

2.43m x 2.85m (7'9" x 9'3")

The main family bathroom features a four piece suite including a bath and separate shower cubicle incorporating a power shower off the mains, frosted window to the rear of the property, floor and wall tiling, heated towel rail, attractive décor and centre light fitting.



| **BEDROOM 1**

4.26m x 4.25m (13'9" x 13'9")

A large double bedroom that has two windows to the side of the property, timber flooring, centre light fitting, attractive neutral décor and one radiator. A door allows access into the walk-in wardrobe.



| **WALK-IN WARDROBE**

1.97m x 2.04m (6'4" x 6'6")

The wardrobe has a continuation of the timber flooring, fitted shelving and hanging space, centre light fitting and a door leading you through to the en suite bathroom.

| **EN SUITE**

1.95m x 2.44m (6'3" x 8'0")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, frosted window to the side of the property, floor and wall tiling, and centre light fitting.



| BEDROOM 2

5.13m x 3.9m (16'8" x 12'7")

This double bedroom has one window to the front of the property, quality timber flooring, centre light fitting, neutral décor and a radiator.



| SECOND FLOOR STAIRS AND LANDING

Solid wood stairs from the first floor landing lead to the second floor.

| ATTIC

This is a very spacious attic which has immense potential to be converted into further living space, or possibly a home office or a gym. It is currently being used for storage purposes.



| GARAGE

5m x 7.1m (16'4" x 23'2")

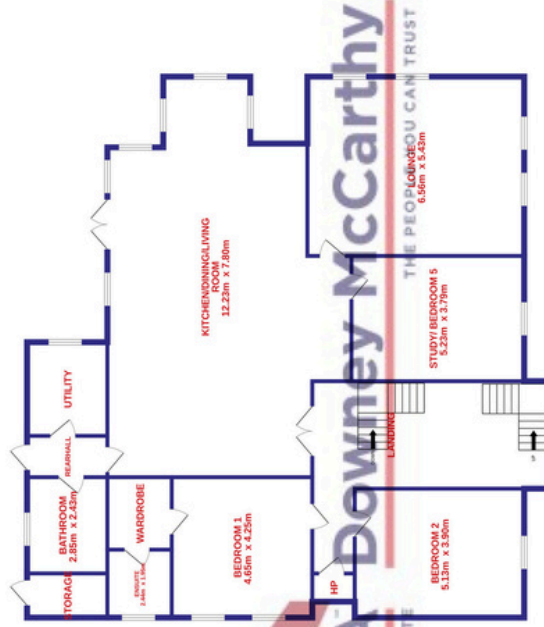
Cleverly integrated into the house, this garage is ideal for storage and it can accommodate car parking also if required.

FLOOR PLAN

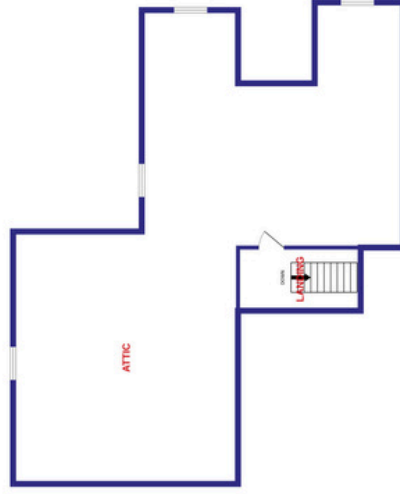
GROUND FLOOR



1ST FLOOR



ATTIC



| GARDENS AND EXTERIOR

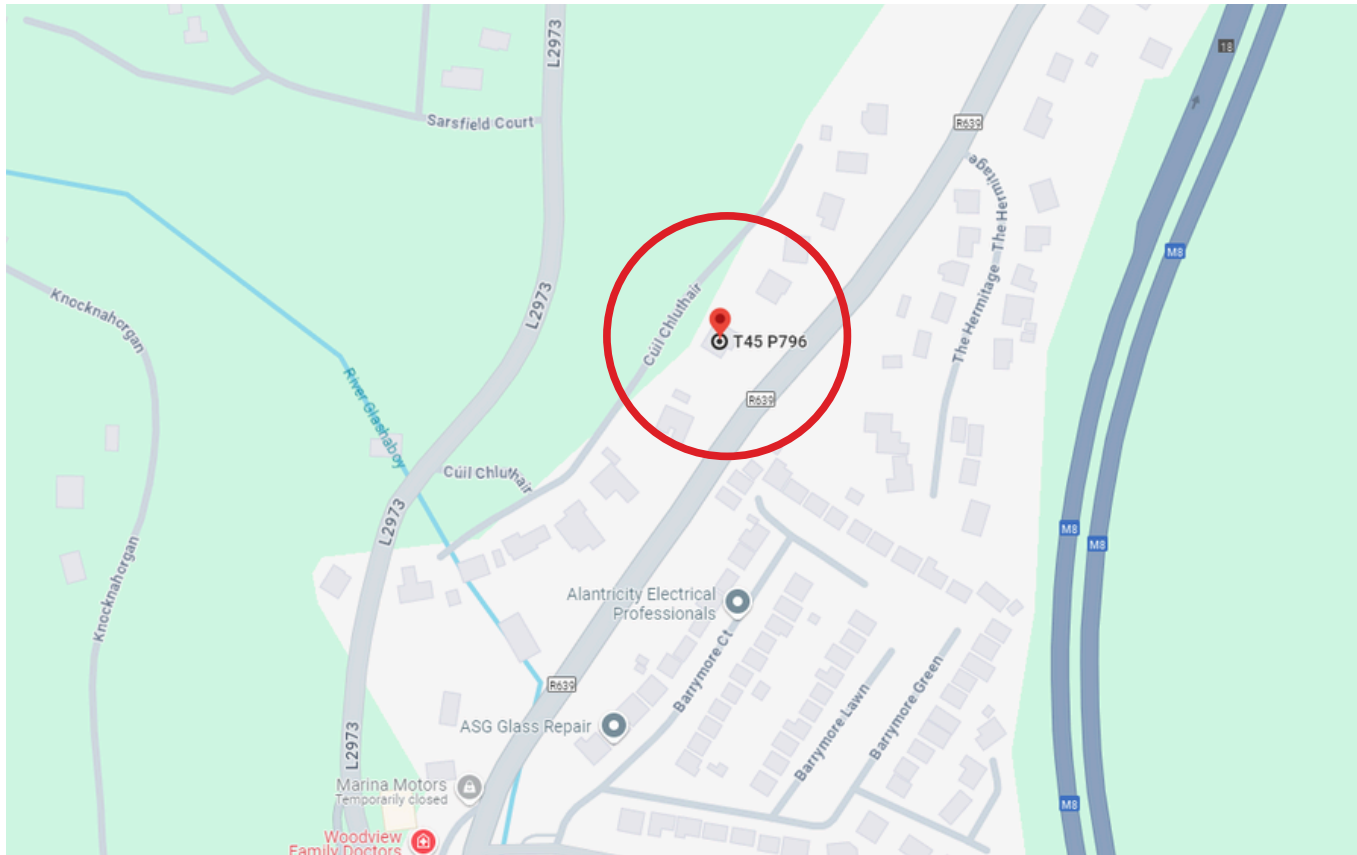


The front of the property has a large tarmac driveway to accommodate ample off street parking. It is fully enclosed to all sides with block built walls and mature hedging.

The rear of the property is landscaped throughout. There is a patio area, a well-maintained garden area and a boiler house, plus a Barna shed which is ideal for storage.

| DIRECTIONS

Please see Eircode T45 P796 for directions.



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