

## 7 Ros Ard, Upper Glanmire, Whites Cross, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this superb and spacious four bedroom detached property, situated in the much sought after residential area of Ros Ard in Upper Glanmire, Whites Cross. The property benefits from spacious bedroom and living accommodation throughout, a south facing rear garden which has been beautifully maintained, and its quiet mature location just a short drive to all amenities. Viewing comes highly recommended.

Accommodation within the property consists of reception hallway, guest w.c, living room, superb open plan kitchen/dining/living room and a utility room, all on the ground floor. Upstairs the property offers four spacious bedrooms, an en suite bathroom and the main family bathroom.

**AMV: €500,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Detached family home
- Approx. 144.98 Sq. M. / 1,561 Sq. Ft.
- BER C2
- Built in 2005
- Superb open plan kitchen/dining/living
- Four spacious bedrooms
- Floored attic with power points
- CCTV system and alarmed
- EV charger point
- External lighting to front and back
- Ample off street parking
- Secure black galvanized gates on both sides allow access to the rear
- South facing rear garden which is fully enclosed and beautifully maintained
- Covered area to the side of the house ideal for utilities
- Quiet mature location
- Adjacent to local national school
- 10 minutes' drive to Cork city centre
- 5 minutes' drive to Glanmire and Ballyvolane
- Upcoming bus route at estate entrance with direct route to Cork city

## | RECEPTION HALLWAY

4.99m x 2.39m (16'3" x 7'8")

A solid teak door with frosted glass centre panelling allows access into the main reception hallway. The spacious hallway has high quality timber flooring, under stairs storage, centre light fitting, smoke alarm, alarm control point and access into the guest w.c.



## | GUEST W.C

1.58m x 1.58m (5'1" x 5'1")

The guest w.c features a two piece suite, frosted window to the front of the property, attractive floor and wall tiling, centre light fitting and attractive neutral décor.





## | LIVING ROOM

3.78m x 5.19m (12'4" x 17'0")

The main living room has two windows to the front of the property, quality wooden flooring, attractive feature fireplace with gas insert, centre light fitting, radiator and neutral décor.



## | KITCHEN/DINING/LIVING

3.2m x 9.39m (10'4" x 30'8")

This is a large, open plan area which has two windows to the rear and double doors allowing access to the garden. The kitchen has fitted units at eye and floor level with an extensive worktop counter and tile splashback, fitted oven/hob/extractor fan, plumbing for a dishwasher, tile flooring, two radiators. There is a spacious dining/living area which has one television point and neutral décor.



## | UTILITY ROOM

1.9m x 1.58m (6'2" x 5'1")

The utility room has plumbing for a washing machine, space for a dryer, worktop counter, tile flooring and the gas boiler is housed here. A door allows access to the side of the property and a superb outdoor storage area which has a Perspex roof and concrete tile flooring. This handy extra space has power and provides more space for freezers and other utilities.



## | STAIRS AND LANDING

5.15m x 5m (16'8" x 16'4")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the front of the property, a radiator, neutral décor, one power point and access hatch to the attic.



## | BEDROOM 1

2.91m x 3.95m (9'5" x 12'9")

The master bedroom has one window to the rear of the property, high quality laminate flooring, built-in wardrobe units, radiator, centre light fitting, and a door allowing access into the en suite.





## | EN SUITE

2.9m x 1.62m (9'5" x 5'3")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton electric shower, frosted window overlooking the rear of the property, tile flooring and a radiator.



## | BEDROOM 2

3.06m x 3.91m (10'0" x 12'8")

Another spacious double bedroom has one window to the rear of the property, quality laminate flooring, built-in wardrobe units, radiator and centre light fitting.



## | BEDROOM 3

3.89m x 2.86m (12'7" x 9'3")

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



## | **BEDROOM 4/OFFICE**

2.89m x 2.41m (9'4" x 7'9")

This single bedroom is currently in use as a home office/study. There is one window to the front of the property, high quality laminate flooring, built-in wardrobe units, radiator and centre light fitting.



## | **MAIN BATHROOM**

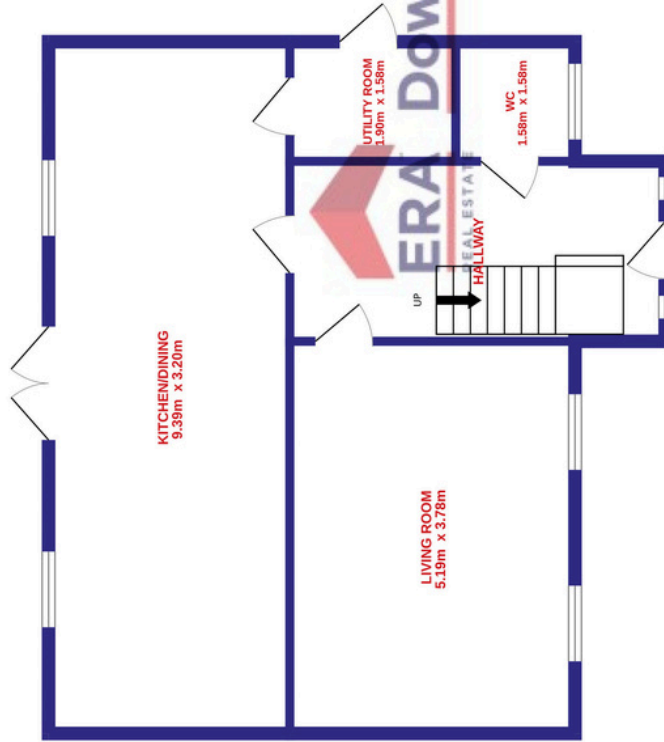
2.48m x 1.57m (8'1" x 5'1")

The main family bathroom features a four piece suite including a Triton shower fitted over the bath, frosted window to the front of the property, attractive floor and wall tiling, radiator and centre light fitting.

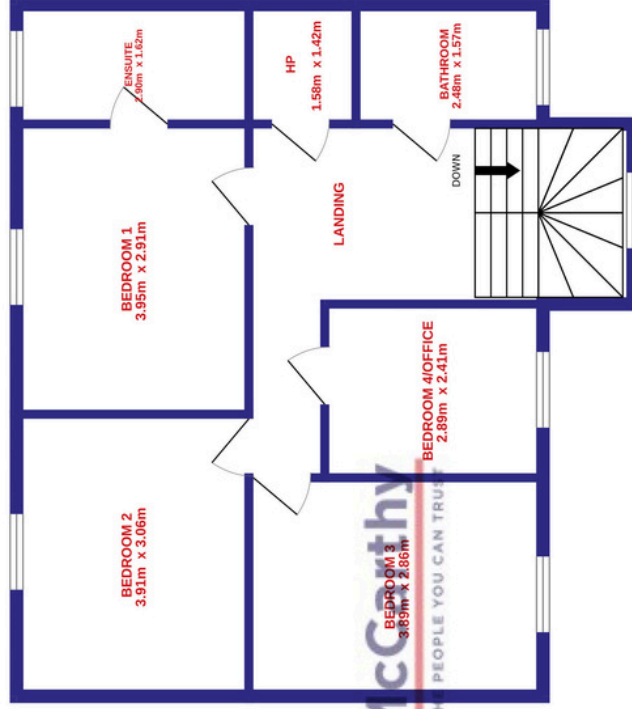


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy  
REAL ESTATE  
THE PEOPLE YOU CAN TRUST



## | GARDENS AND EXTERIOR



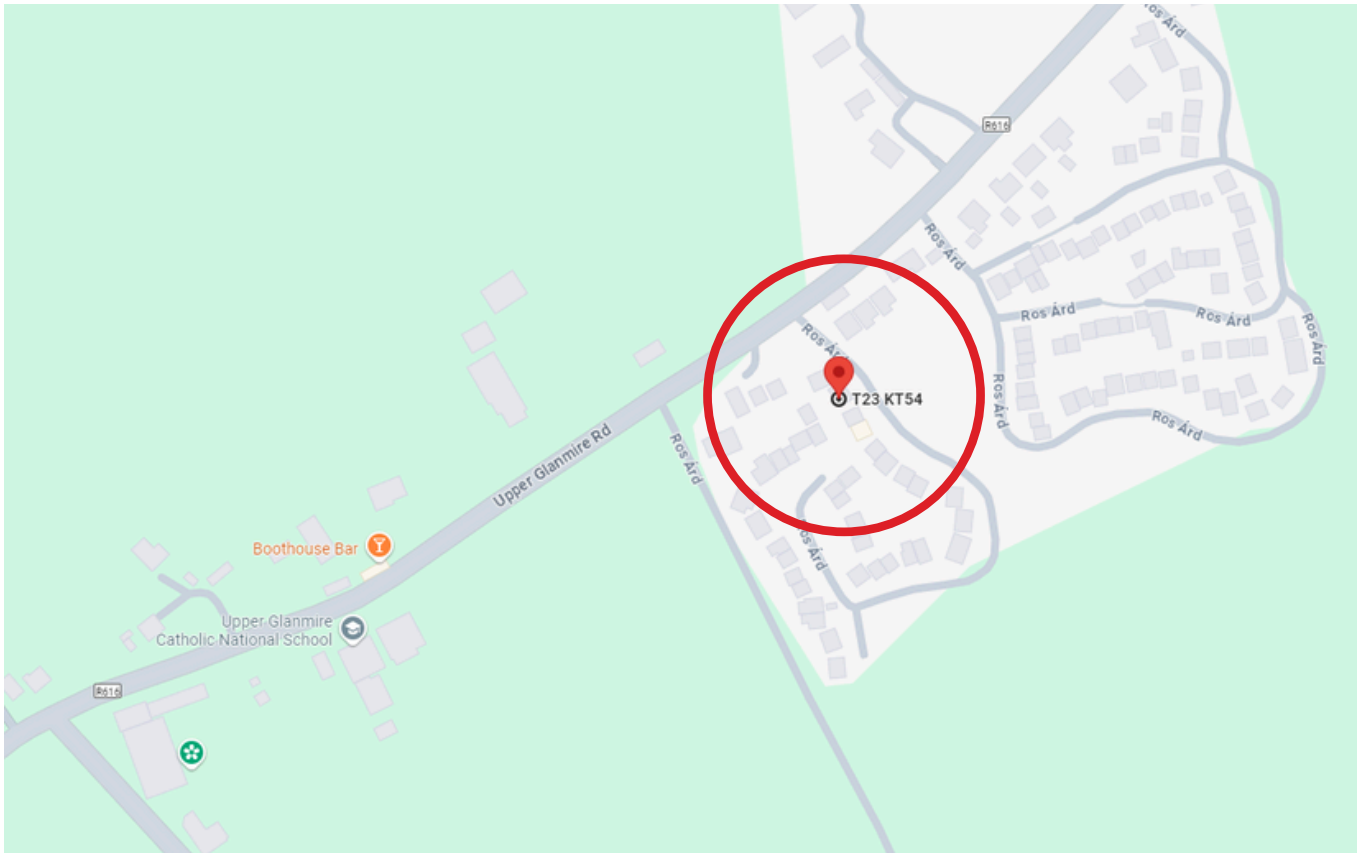
The front of the property is maintenance free and has a newly paved driveway that provides off street parking for four/five vehicles. This area has been well-maintained with mature shrubs and plants abound. There is an EV charger point and external lighting. Secure black galvanized gates to both sides allow access to the rear garden.

The rear of the property is fully enclosed to all sides with block built walls and mature hedging. It is a beautifully maintained rear garden with a patio area, a garden which is laid to lawn, a Barna shed which also has power, external lighting and external sockets.



## | DIRECTIONS

Please see Eircode T23 KT54 for directions.



## | ALL ENQUIRIES TO:



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