

12 The Glen, Greenvalley, Donnybrook, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, three bedroom semi-detached property located in the much acclaimed development of Greenvalley, Donnybrook, Douglas. The property benefits from a west facing rear aspect and overlooks a large green area to the front. The property is situated close to Douglas Village which has a host of attractive bars, restaurants and shopping facilities all within easy access, while the South Ring road system and the 207 Bus Route are all within easy reach of the development.

Accommodation consists of a reception hallway, guest w.c, living room and an open plan kitchen/dining area on the ground floor while upstairs the property offers three spacious bedrooms and a main family bathroom.

AMV: €375,000

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 94 Sq. M. / 1,010 Sq. Ft.
- Built in 2003
- BER C2 with potential to increase to B1
- Superb internal décor
- Modern fitted kitchen
- Three spacious bedrooms
- West facing rear aspect
- Overlooking a green area to the front
- Ideal location close to Douglas village and all amenities
- On the 207 bus route

| RECEPTION HALLWAY

5.75m x 1.9m (18'8" x 6'2")

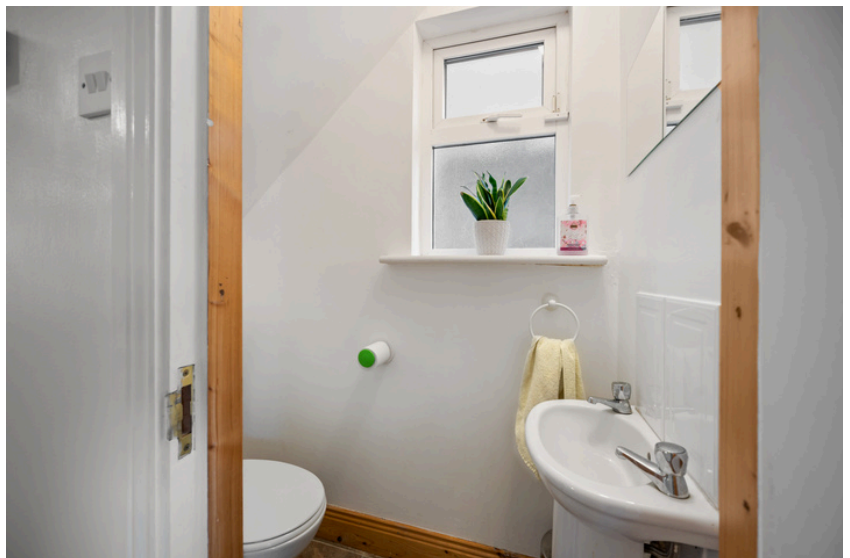
A composite front door with attractive stain glass panelling allows access to the main reception hallway. The beautifully presented hallway has an attractive colour palette and high quality laminate timber flooring. There is one centre light piece, one radiator, two power points, a thermostat control for the heating, alarm control point and one telephone point.



| GUEST W.C

1.61m x 0.93m (5'2" x 3'0")

The guest w.c features a two piece suite with vinyl flooring. There is a tile splashback, a frosted window to the side of the property and one centre light piece.



| LIVING ROOM

4.6m x 3.45m (15'0" x 11'3")

A superb main living room offers a feature bay window to the front of the property adding an extra dimension of living space and allowing extensive natural light to flood the room. The room is beautifully decorated with a stand out teal colour scheme and offers with high quality laminate timber flooring, a solid fuel stove with granite hearth and recessed spot lighting. There is one radiator, six power points and one television point.



| OPEN PLAN KITCHEN/DINING

4.1m x 5.45m (13'4" x 17'8")

A superb open plan kitchen/dining area has one window overlooking the rear of the property and sliding glass doors allowing access to same. The kitchen has modern fitted units at eye and floor level in an L-shape with extensive worktop counter space and tiled splashbacks. There is plumbing for a washing machine and dishwasher, a stainless steel sink, space for a fridge freezer and an integrated oven/hob and extractor fan.

The room has vinyl flooring, one radiator, two light pieces, extensive dining and living space, and eleven power points.



| STAIRS AND LANDING

3.5m x 1.9m (11'4" x 6'2")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light piece, two power points, a hot press which is shelved for storage and a Stira staircase allowing access to the attic.



| BEDROOM 1

4.23m x 3.45m (13'8" x 11'3")

A superb double bedroom has one window to the rear of the property, offering picturesque views over the surrounding country side. The room has an attractive colour palette and an extensive array of built-in Sliderobe fitted units. There is one centre light piece, recessed spot lighting, laminate timber flooring, six power points, one television point and one radiator.



| BEDROOM 2

3.8m x 3.45m (12'4" x 11'3")

A spacious double bedroom has one window to the front of the property. The room offers high quality laminate timber flooring, attractive decor, one centre light piece, recessed spot lighting, one radiator, four power points and wall-mounted shelving.



| **BEDROOM 3**

2.7m x 2.5m (8'8" x 8'2")

This single bedroom has one window to the front of the property. The room has solid timber flooring sanded and varnished to a high quality finish, one centre light piece, one large radiator and two power points.



| **BATHROOM**

2.38m x 1.9m (7'8" x 6'2")

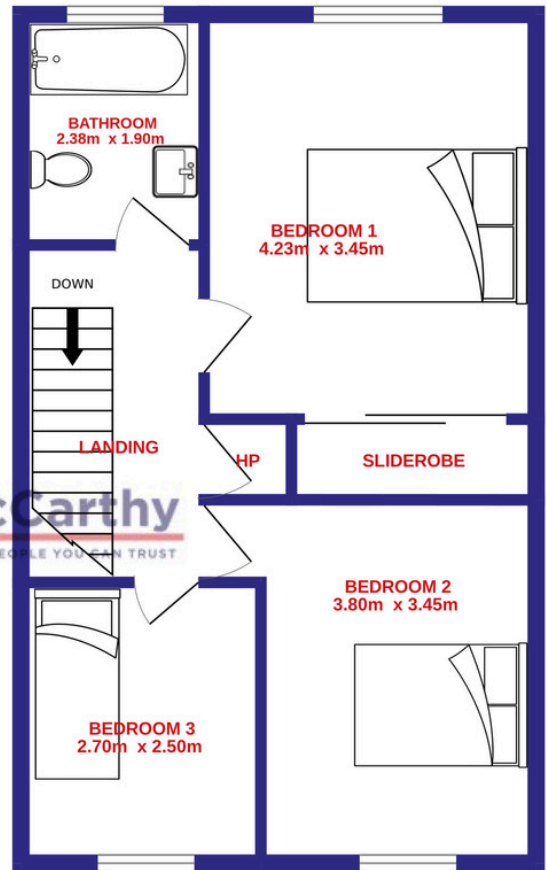
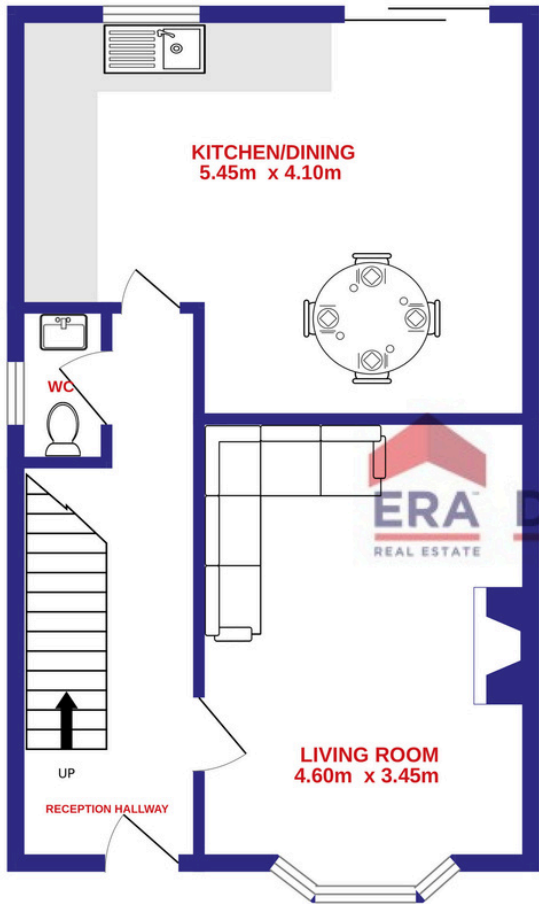
The family bathroom features a four piece suite including a Mira Elite ST electric shower fitted over the bath. There is floor and wall tiling, one radiator, one extractor fan, one centre light piece, one wall-mounted light piece and a frosted window to the rear of the property.



FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

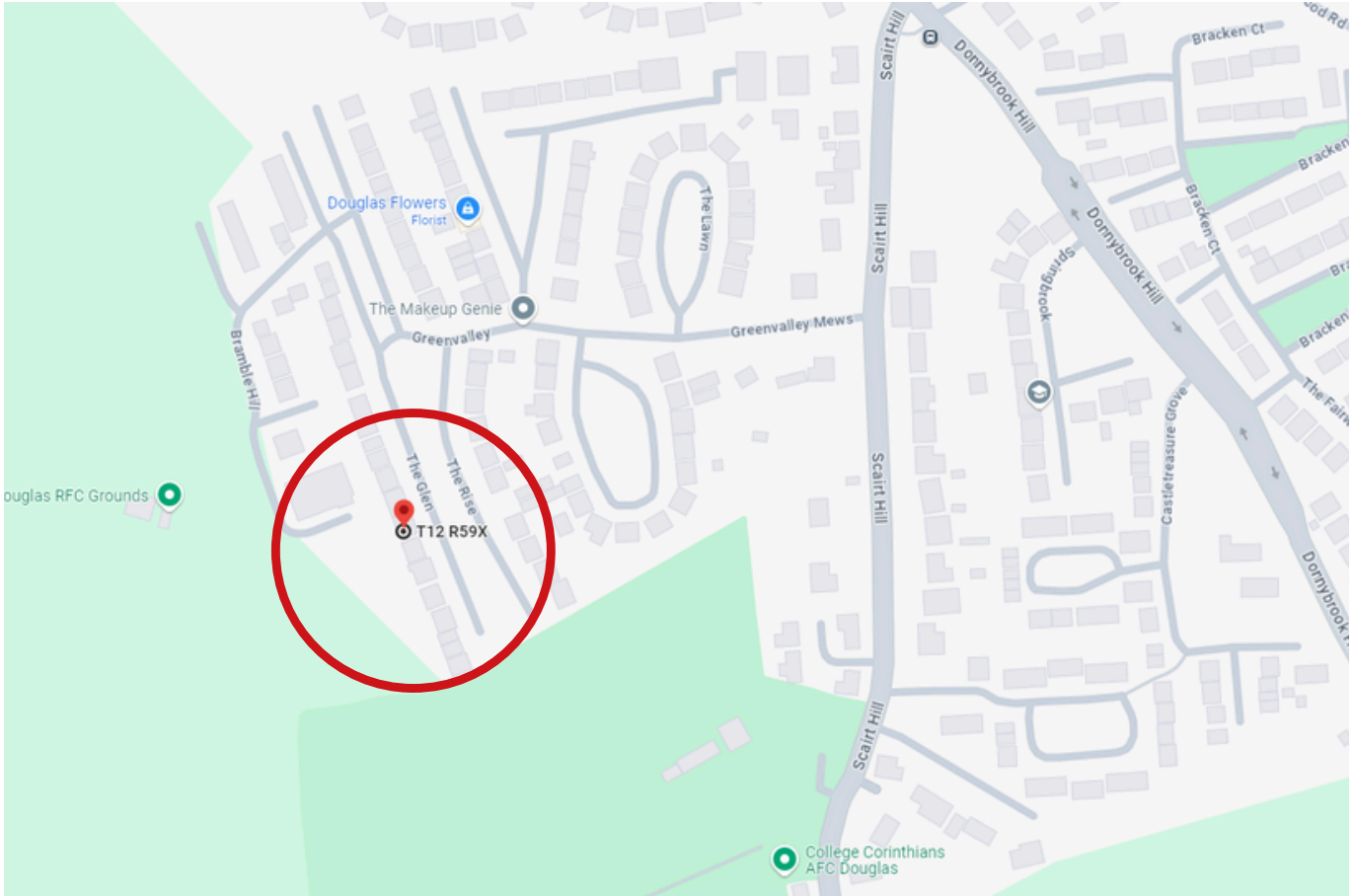


The front of the property is fully enclosed with block built walls finished in a pebble dash. There is a concrete driveway to facilitate off street parking for one vehicle. There are garden areas with mature shrubs and plants to either side of the driveway.

The rear of the property is fully enclosed and benefits from a superb west facing aspect which will ensure sunlight from early morning to late evening. The garden is laid to lawn with mature shrubs and plants. There is a purpose built timber shed with a power supply located at the rear of the garden.

| DIRECTIONS

Please see Eircode T12 R59X for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.