

## 24 Crestfield Downs, Riverstown, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, three bedroom detached bungalow situated in the much sought after and mature residential development of Crestfield Downs in Riverstown, Glanmire. The property is located a short walk from the Hazelwood shopping centre, offering easy access to all local amenities. The property is presented in turn key condition and benefits from a favourable sunny aspect.



**AMV: €325,000**

**BER D2**

**60 South Mall, Cork.**

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PSRA No. 002584

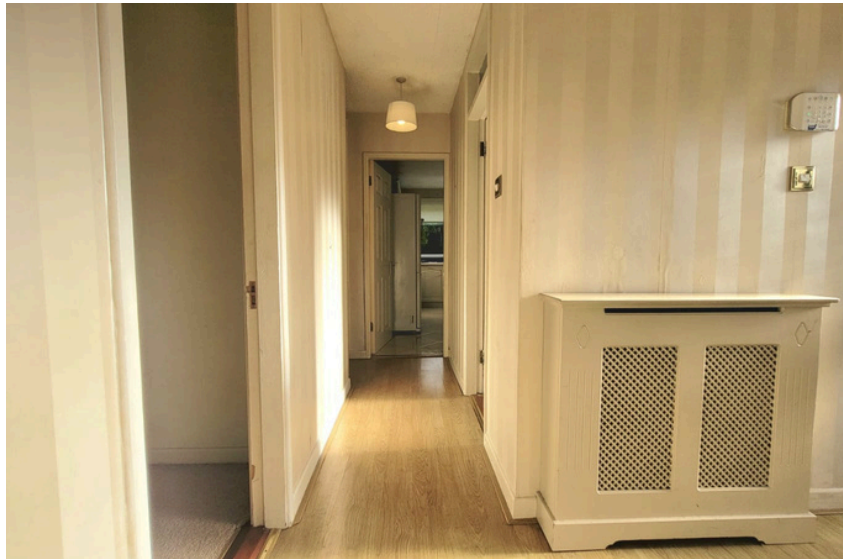
## | FEATURES

- Approx. 75 Sq. M. / 807 Sq. Ft.
- BER D2
- Gas fired central heating
- Three spacious bedrooms
- Fully enclosed private rear garden with Indian sandstone patio area
- Excellent location within walking distance to amenities including bus services, shopping centres, restaurants, pharmacy, GAA clubs, local schools, pubs and cafes
- Set in a quiet cul-de-sac within a mature residential estate

## | RECEPTION HALLWAY

3.65m x 2.5m (11'9" x 8'2")

A teak door with centre and side glass panelling allows access to the main reception hallway. The bright and spacious reception hallway features high quality laminate timber flooring, attractive décor, one large radiator cleverly concealed behind a radiator cover, two light pieces, and a hot press area which is shelved for storage.



## | LIVING ROOM

4.85m x 3.65m (15'9" x 11'9")

A superb main living room has two windows to the front of the property, both including Venetian blinds, curtain rails and curtains. The room has carpet flooring, a fireplace with gas insert, one centre light piece, one large radiator, four power points, one television point, and two telephone points.



## **| KITCHEN/DINING**

4.15m x 3m (13'6" x 9'8")

A spacious kitchen/dining area features fitted units at eye and floor level in an L-shape with extensive worktop counter space and a tile splashback. There is one window with a roller blind overlooking the rear garden and a teak door with glass panelling allows access to same. The room has tile flooring throughout and the kitchen accommodates plumbing for a washing machine and dishwasher, space for a cooker, space for a fridge freezer, one centre light piece and extensive dining space. There is one radiator, and nine power points throughout the room.



## **| BEDROOM 1**

4.15m x 3.65m (13'6" x 11'9")

A spacious double bedroom has one window to the rear of the property and carpet flooring. There is one centre light piece, one large radiator, four power points, one television point, and one telephone point.



## | BEDROOM 2

3m x 3m (9'8" x 9'8")

A large double bedroom has one window to the front of the property, including a Venetian blind, a curtain rail and curtains. The room has laminate timber flooring, charming children's décor, one centre light piece, one radiator, and two power points.



## | BEDROOM 3

2.6m x 2.7m (8'5" x 8'8")

This spacious single bedroom has one window to the side of the property, including a roller blind and a curtain rail. The room has carpet flooring, one centre light piece, one radiator, and two power points.



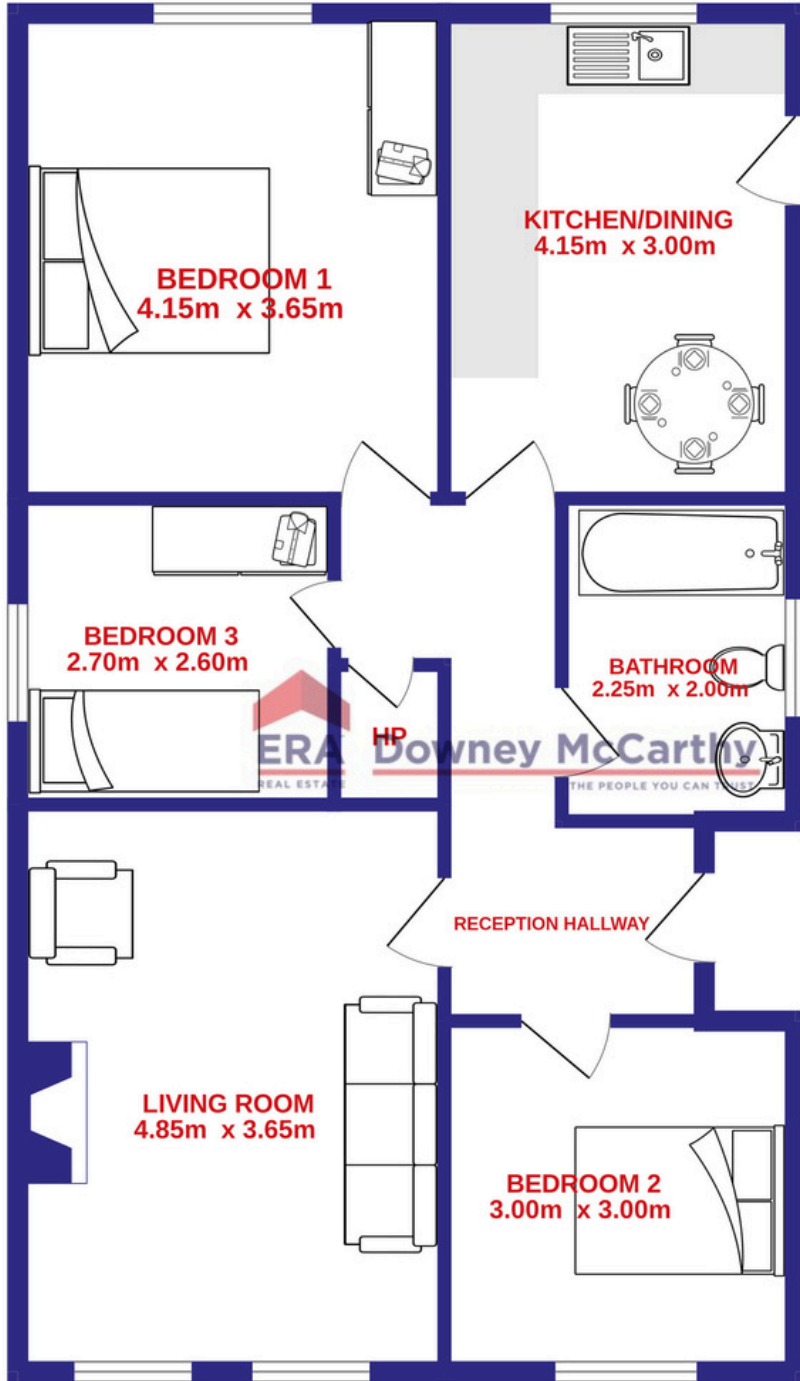
## | BATHROOM

2.25m x 2m (7'3" x 6'5")

The family bathroom features a four piece suite including a Triton T90 Z electric shower fitted over the bath. The room offers floor and wall tiling, one window to the side of the property, one centre light piece and a heated towel rail. A Stira staircase allows access to the attic.

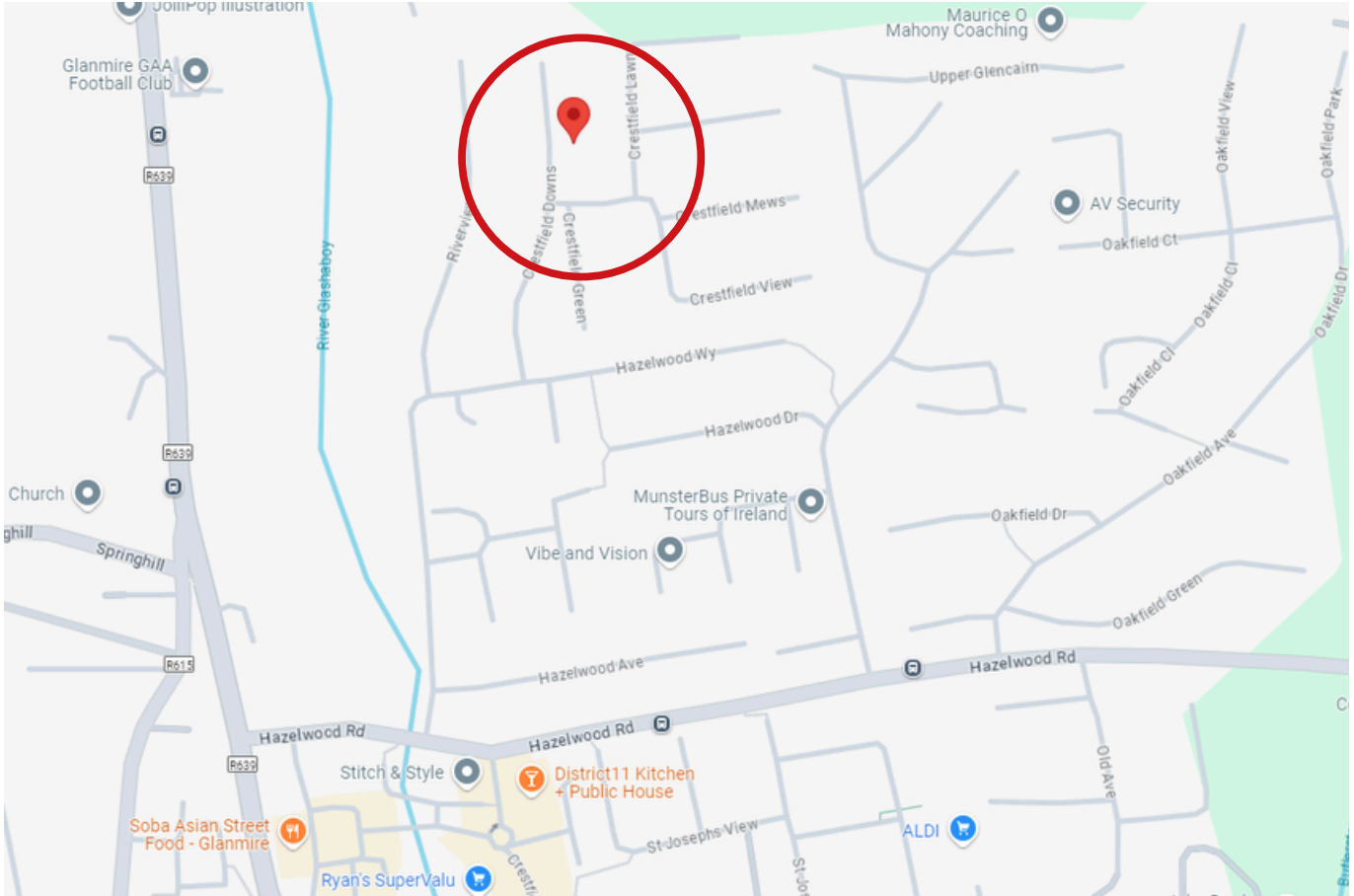


**| FLOOR PLAN**



## | DIRECTIONS

Please see Eircode T45 TP99 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**

THE PEOPLE YOU CAN TRUST

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