

18 Orchard Manor, Riverstown, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this newly renovated, four bedroom semi-detached property located in the sought after estate of Orchard Manor in the heart of Glanmire. The property benefits from its positioning on a generous site with a sunny south west facing rear aspect and a newly refurbished interior finish.



AMV: €375,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

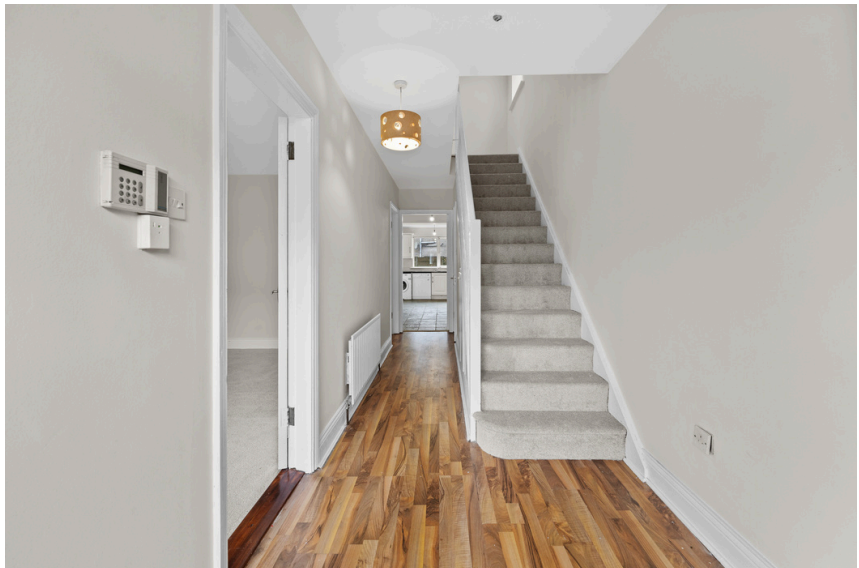
| FEATURES

- Approx. 107 Sq. M. / 1152 Sq. Ft.
- Built approx. 1998
- BER C2 with potential to increase to A2
- Gas fired central heating
- Double glazed windows
- Newly carpet flooring
- Newly repainted
- Modern fitted kitchen
- Four spacious bedrooms
- Sunny south-west facing rear garden
- Mature sought-after development close to all amenities in Glanmire
- Convenient location within walking distance to amenities including shopping centres, restaurants, pharmacy, GAA clubs, local primary & secondary schools, pubs and cafes

| RECEPTION HALLWAY

5.9m x 1.85m (19'3" x 6'0")

A teak door with side glass panelling allows access to the main reception hallway. This newly redecorated reception hallway features laminate timber flooring, one centre light piece, one large radiator, one power point, one telephone point and under stair storage.



| GUEST W.C

The guest w.c features a two piece suite, vinyl flooring, one window to the side of the property and one centre light piece.

| LIVING ROOM

4.8m x 3.7m (15'7" x 12'1")

A superb main living room has a feature bay window to the front of the property, adding an extra dimension of living space to the room. There is new carpet flooring, attractive décor, a fireplace with gas insert, one centre light piece, one radiator, six power points and one telephone point.



| KITCHEN/DINING

5.8m x 2.64m (19'0" x 8'6")

The extended kitchen/dining area features tile flooring throughout. There is an impressive modern fitted kitchen with units at eye and floor level in an L-shape with extensive worktop counter. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel sink and plumbing for a washing machine and a dishwasher. Within the room there are two light pieces, extensive dining space, one radiator, one window overlooking the rear garden and eleven power points. A teak door with glass panelling allows access to a patio area and the garden.



| FAMILY ROOM

4.15m x 3.7m (13'6" x 12'1")

A superb versatile room could serve a multitude of uses, either as a formal dining area or a second living space. The room has a sliding door allowing access to the rear patio, laminate timber flooring, attractive décor, one large radiator, four power points and one television point.



| STAIRS AND LANDING

3.8m x 2.3m (12'4" x 7'5")

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 area which is shelved for storage and access to the attic.

| BEDROOM 1

4.15m x 3.25m (13'6" x 10'6")

A large double bedroom has a feature bay window to the front of the property. The room has carpet flooring, attractive décor, one large radiator, six power points, one telephone point, and one television point. A door allows access to the en suite bathroom.



| EN SUITE

0.8m x 2.25m (2'6" x 7'3")

The en suite bathroom features a three piece suite including a corner shower area, one centre light piece and an extractor fan.



| BEDROOM 2

3.2m x 3.25m (10'4" x 10'6")

A large double bedroom has one window to the rear of the property, carpet flooring and an extensive array of built-in units from floor to ceiling. There is one radiator, four power points, and one centre light piece.



| BEDROOM 3

3.05m x 2.7m (10'0" x 8'8")

A spacious double bedroom has one window to the rear of the property. The room has new carpet flooring, attractive décor, one large radiator, four power points, and one centre light piece.



| **BEDROOM 4**

2.95m x 2.3m (9'6" x 7'5")

A spacious single bedroom has one window to front of the property. The room has carpet flooring, built-in units from floor to ceiling, one large radiator, one centre light piece, and two power points.



| **BATHROOM**

1.5m x 2.25m (4'9" x 7'3")

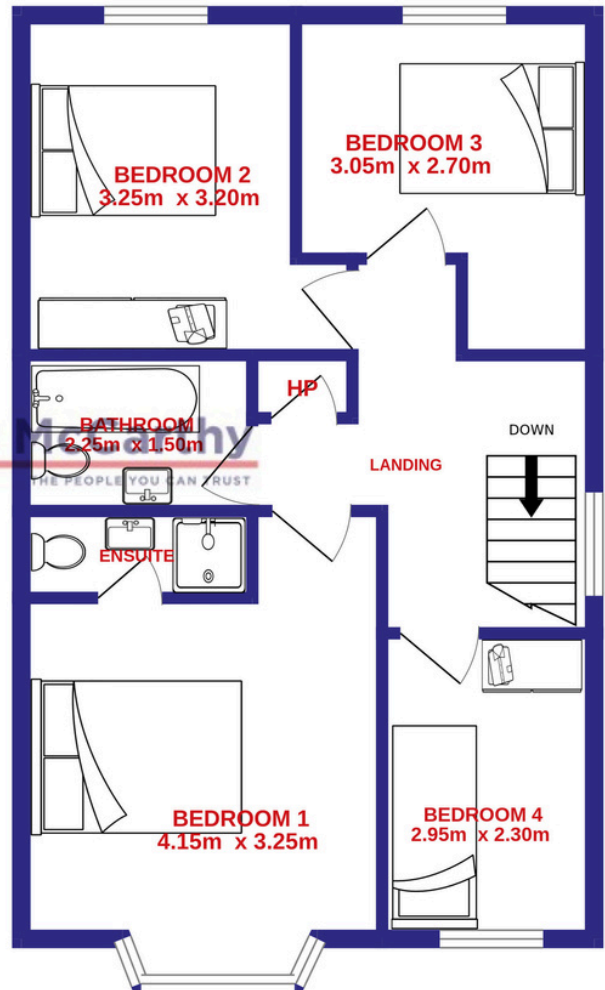
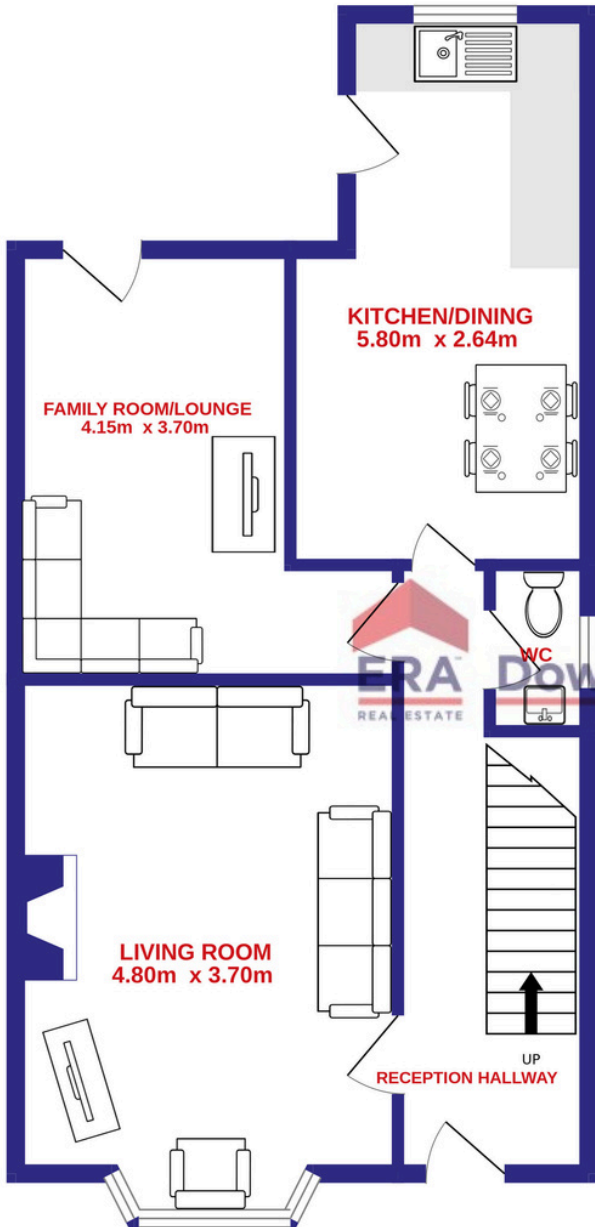
The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has vinyl flooring, wall tiling, one centre light piece, one extractor fan, one radiator, and a skylight to allow natural light.



FLOOR PLAN

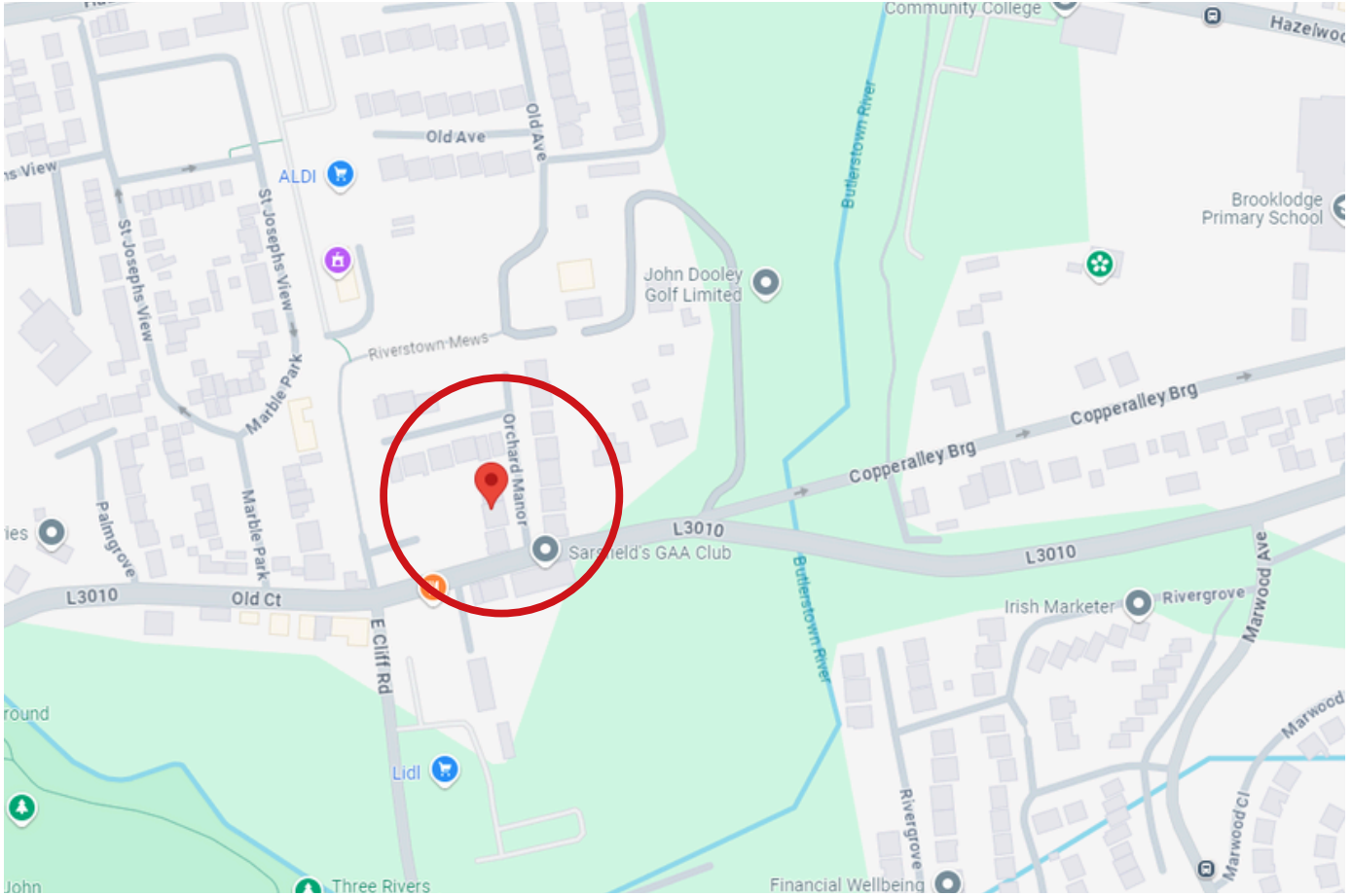
GROUND FLOOR

1ST FLOOR



| DIRECTIONS

Please see Eircode T45 HX90 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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