

113 Elmgrove, Sallybrook, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this truly spectacularly presented, three bedroom semi-detached home located in the sought after development of Elmgrove, Sallybrook, Glanmire, Cork. The property benefits from its bright and airy accommodation, a south facing rear aspect, and its position overlooking a green area to the front. Additionally it boasts a spectacular internal finish with tasteful joinery upgrades which are sure appeal to all viewers.

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

AMV: €335,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacular 3 bedroom semi-detached property
- Approx. 98.5 Sq. M. / 1,060 Sq. Ft.
- Built in 1999
- BER C2 with the potential to reach A2
- South facing rear garden which is fully enclosed
- Prominent location overlooking a green area within this highly desirable estate
- Gas fired central heating
- Double glazed PVC windows
- Attractive neutral décor throughout
- Three spacious bedrooms
- Convenient location close to amenities including shopping centres, restaurants, pharmacy, GAA clubs, local schools, pubs and cafes
- Easy access to M8

| RECEPTION HALLWAY

5.06m x 1.8m (16'6" x 5'9")

An open porch allows access to a teak door with side glass panelling, leading you through to the main reception hallway. The beautifully presented reception hallway features tile flooring, one centre light piece, one radiator cleverly disguised behind a radiator cover, attractive neutral décor, and under stair storage.



| GUEST W.C

1.65m x 0.78m (5'4" x 2'5")

The guest w.c features a two piece suite with modern laminate flooring. There is a one frosted window to the side of the property, a heated towel rail, and one centre light piece.



| LIVING ROOM

4.38m x 3.62m (14'3" x 11'8")

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. The room has high quality laminate timber flooring, attractive décor, a cast iron fireplace, recessed spot lighting, an impressive detailed timber panelled wall. There is one radiator, and five power points.



| OPEN PLAN KITCHEN/DINING/LIVING

Kitchen 5.22m x 2.66m (17'1" x 8'7")

The spacious kitchen/dining/living area features tile flooring and recessed spot lighting throughout. There is an impressive modern fitted kitchen with units at eye and floor level in an L-shape, with extensive worktop counter space, a tile splashback, and a breakfast bar. The kitchen includes an integrated double oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine and an integrated dishwasher. There is one window overlooking the rear garden, one door to the side of the property, one radiator, and eight power points throughout.



Dining/Living 3.53m x 2.75m (11'5" x 9'0")

The dining/living area features attractive décor and colour palette, one radiator, one centre light piece, and sliding glass doors allow access to the rear garden.



| STAIRS AND LANDING

3.59m x 1.91m (11'7" x 6'2")

The stairs and landing are fitted with attractive carpet flooring. At the top of the landing there is one window to the side of the property, neutral décor, one centre light piece, an access hatch to the attic, and a hot press area which is shelved for storage.



| BEDROOM 1

3.51m x 3.56m (11'5" x 11'6")

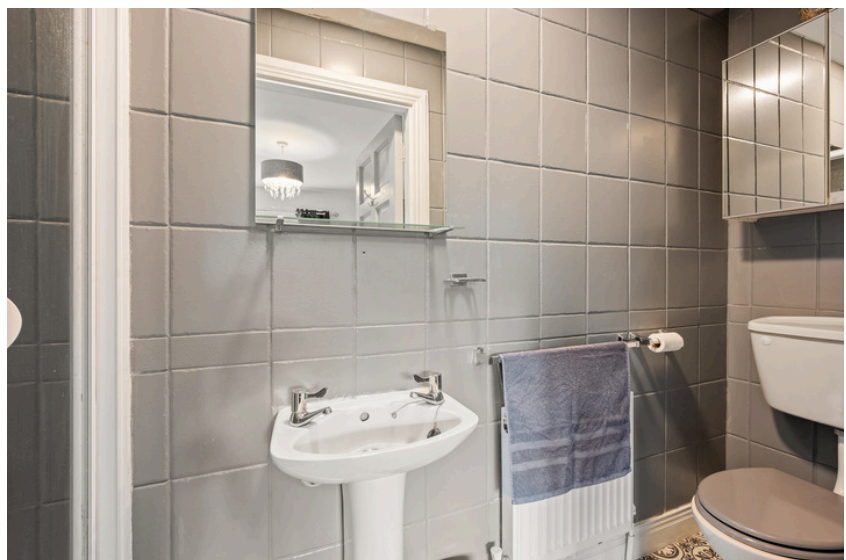
A large double bedroom has one window to the rear of the property. The room has carpet flooring and attractive modern décor. There is one large radiator, one centre light piece, and three power points. A door allows access to the en suite bathroom.



| EN SUITE

2.86m x 0.77m (9'3" x 2'5")

The en suite bathroom features a three piece suite including a corner shower area incorporating a Triton electric shower. There is wall tiling, laminate flooring, neutral décor, one centre light piece, and one radiator.



| BEDROOM 2

3.62m x 3.57m (11'8" x 11'7")

A spacious double bedroom has one window to the front of the property. The room offers carpet flooring, neutral décor, one large radiator, two power points, and one centre light piece.



| BEDROOM 3

2.51m x 2.06m (8'2" x 6'7")

A large single room is currently used as a walk-in wardrobe and has one window to the front of the property. The room has laminate timber flooring, built-in wardrobes, neutral décor, one radiator, two power points, and one centre light piece.



| BATHROOM

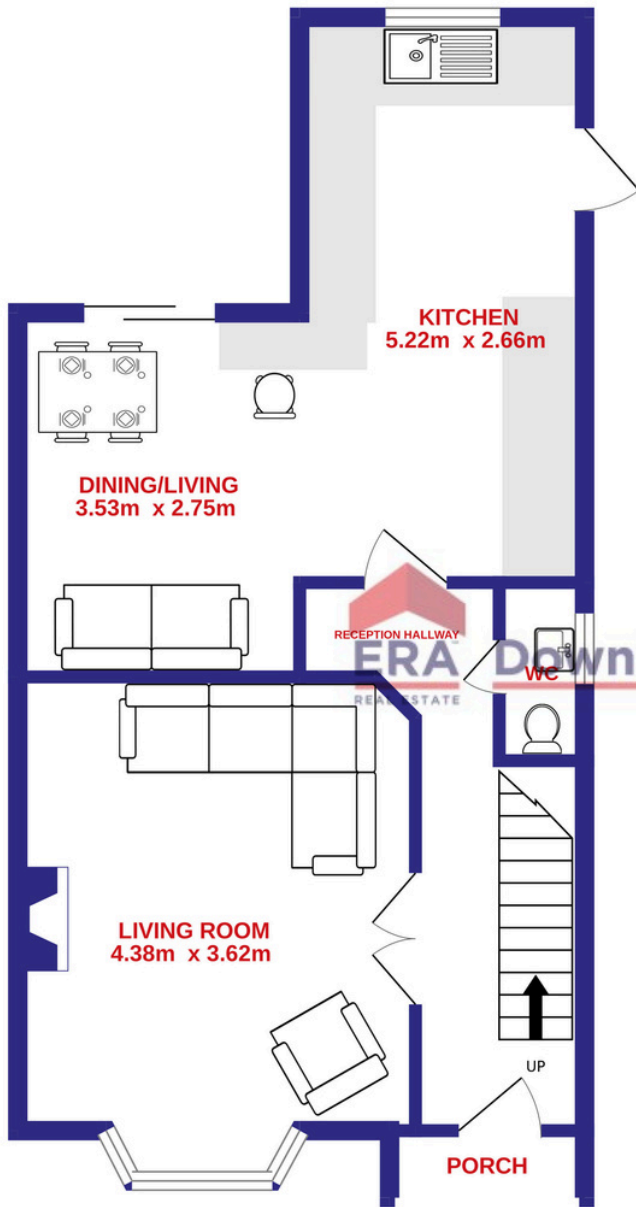
1.91m x 1.95m (6'2" x 6'3")

The main family bathroom features a three piece suite. The room has tile flooring, neutral décor, one centre light piece, one frosted window to the rear, and one radiator.

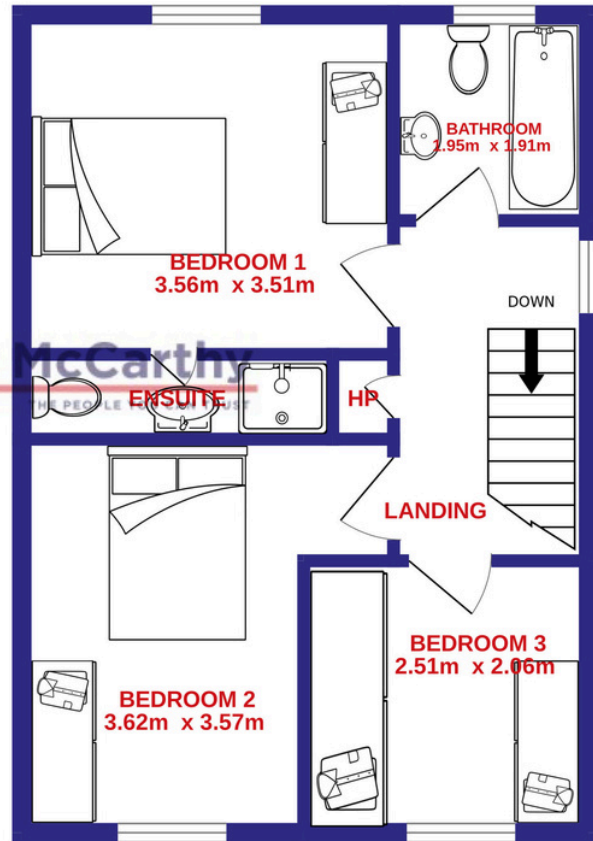


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

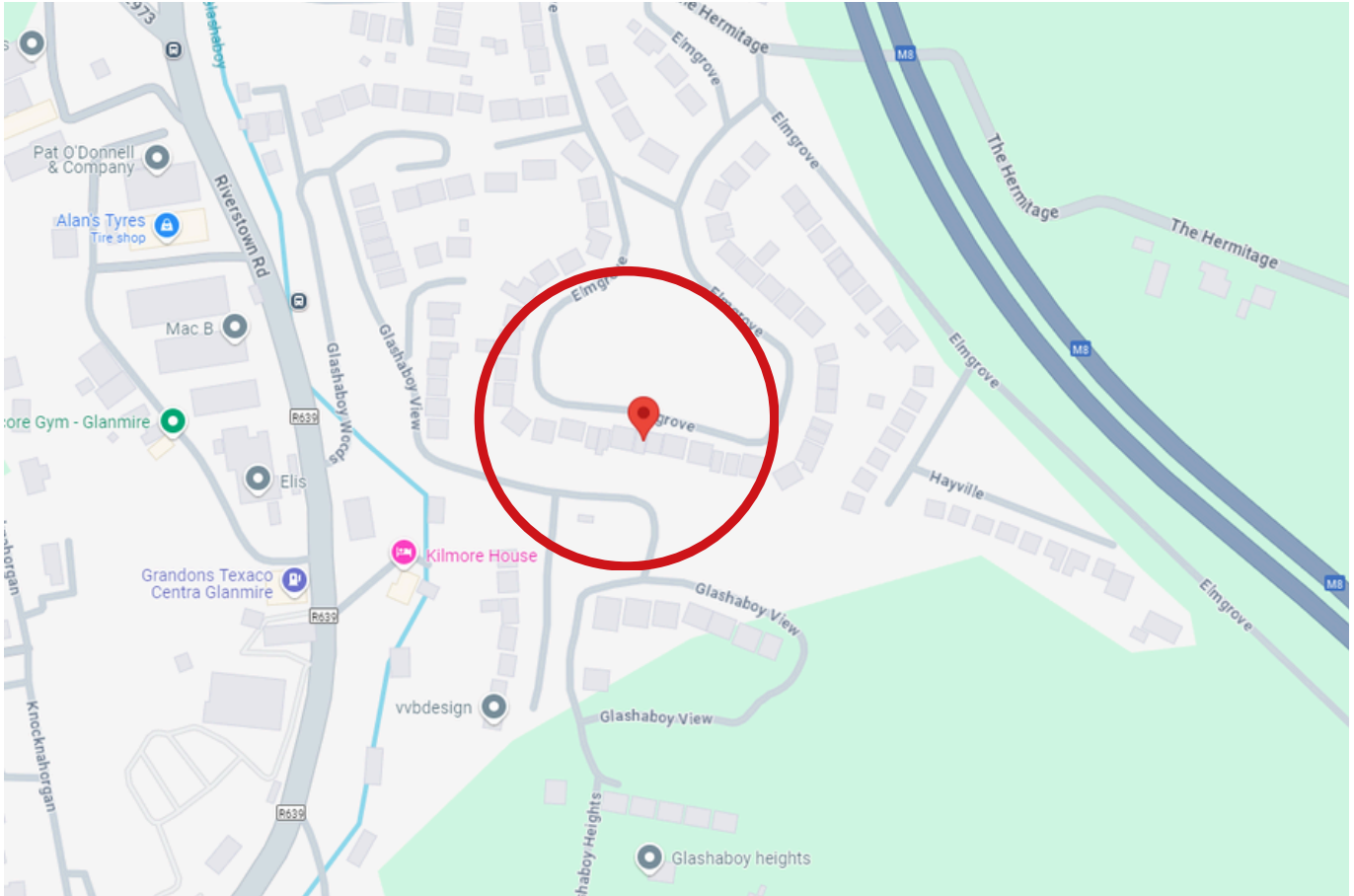


The front of the property has a concrete driveway to facilitate off street parking for one vehicle. There are garden areas on either side of the drive which are laid to lawn. The property has an attractive brick and pebble dash façade. A secure side gate allows access to the rear.

The rear of the property boasts a superb, south facing garden which is fully enclosed. There is an Indian sandstone patio area ideal for outdoor dining in the summertime located off the kitchen/dining area, a garden which is laid to lawn with mature shrubs and plants abound, and a stepping stones pathway leads to a Barna shed, included as part of the sale.

| DIRECTIONS

Please see Eircode T45 AE42 for directions.



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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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