

7 Edgewood, Glenville, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this most attractive and very spacious five/six bedroom, detached property situated in a mature location in Edgewood, Glenville, Cork. Beautifully presented throughout, this property offers extensive living and bedroom accommodation in a quiet, cul-de-sac location just 20km from Cork city centre. Viewing comes highly recommended.

Accommodation consists of reception hallway, living room, superb open plan kitchen/dining/sun room, guest bathroom, utility room, guest bedroom, and a home office/study on the ground floor. Upstairs the property offers four fine bedrooms, two en suite bathrooms, two walk-in wardrobes, and finally the main family bathroom.

AMV: €495,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 264.5 Sq. M. / 2,847 Sq. Ft.
- BER C2
- Built in 2001 approx.
- Extended in 2005 - sunroom
- Oil fired central heating
- Double glazed windows
- Superb open plan kitchen/dining/conservatory area
- Five spacious bedrooms
- Home office/study/bedroom 6
- Detached garage
- Large west facing front garden
- Quiet and mature location
- 20km to Cork city centre
- Easy access to the M8 road network

| RECEPTION HALLWAY

7.13m x 6.62m (23'3" x 21'7")

A solid teak door with centre and side glass panelling allows access into the main reception hallway. The hallway has high quality timber flooring, one centre light fitting, two radiators, and attractive neutral décor.



| LIVING ROOM

6m x 4.69m (19'6" x 15'3")

The spacious main living room has a feature bay window to the front of the property, flooding the area with extensive natural light. The room is tastefully decorated and features high quality timber flooring, a fireplace with an open insert, two radiators, one centre light fitting, and one television point.



| BEDROOM 5

4.06m x 3.83m (13'3" x 12'5")

Located on the ground floor, this spacious double bedroom has two windows to the front of the property, timber flooring, one centre light fitting, attractive décor, and one radiator.



| HOME OFFICE / STUDY / BEDROOM 6

3.99m x 3.81m (13'0" x 12'5")

This versatile room has carpet flooring, double glass doors to the rear, one centre light fitting, and one large radiator behind a radiator cover.



| GUEST BATHROOM

2.05m x 2.54m (6'7" x 8'3")

The guest bathroom features a three piece suite including a built-in shower cubicle incorporating a shower off the mains, one frosted window to the rear of the property, tile flooring, centre light fitting, radiator, and attractive décor.



| UTILITY ROOM

2.04m x 1.37m (6'6" x 4'4")

The utility room has plumbing for two washing machines, plenty of storage space, worktop counter, tile flooring, centre light fitting, and a radiator.



| OPEN PLAN

KITCHEN/DINING/SUNROOM

12.64m x 4.84m (41'5" x 15'8")

This is a superb, large, open plan area which is very bright and spacious with windows to the front, side, and rear of the property. There is recessed spot lighting throughout and the dining area has extensive dining space, a radiator, and attractive décor.

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, space for a large oven/hob/extractor fan, space for a fridge freezer, attractive neutral décor, and tile flooring. An open arch allows access to the sunroom.



The sunroom has double glass doors to the rear garden, tile flooring, two large radiators, and a stove insert.



| STAIRS AND LANDING

3.46m x 6.5m (11'3" x 21'3")

The stairs and landing are fitted with beautiful new carpet flooring throughout. At the top of the landing there is a Velux window to the rear, a radiator, attractive neutral décor, access hatch to the attic, and access to a hot press which is shelved for storage.



| BEDROOM 1

4.75m x 4.06m (15'5" x 13'3")

This large double bedroom has two windows overlooking the front of the property, timber flooring, built-in wardrobe units, large radiator, centre light fitting, and a door allowing access into the en suite.



| EN SUITE 1

2.19m x 2.4m (7'1" x 7'8")

The en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira electric shower, fully tiled walls and floors, centre light fitting, wall-mounted light fitting, and a radiator.



| BEDROOM 2

4.7m x 3.85m (15'4" x 12'6")

Another spacious double bedroom that has a dormer window overlooking the front of the property, timber flooring, built-in wardrobe units, large radiator, access into the eaves of the attic, and centre light fitting. Doors allow access into a walk-in wardrobe and an en suite bathroom.



| EN SUITE 2

1.74m x 2m (5'7" x 6'5")

The second en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, Velux window to the rear, tile flooring, centre light fitting, and a radiator.



| **BEDROOM 3**

3.02m x 3.35m (9'9" x 10'9")

This spacious double bedroom has one dormer window to the front of the property, timber flooring, neutral décor, large radiator and centre light fitting.



| **BEDROOM 4**

3.46m x 3.34m (11'3" x 10'9")

This bedroom has a Velux window to the rear of the property, timber flooring, built-in wardrobe units, radiator, and centre light fitting. A door allows access to a large walk-in wardrobe area.



| **MAIN BATHROOM**

2.14m x 3.64m (7'0" x 11'9")

The main family bathroom features a three piece suite, a window to the rear, attractive neutral décor, with floor and wall tiling, heated towel rail and centre light fitting.



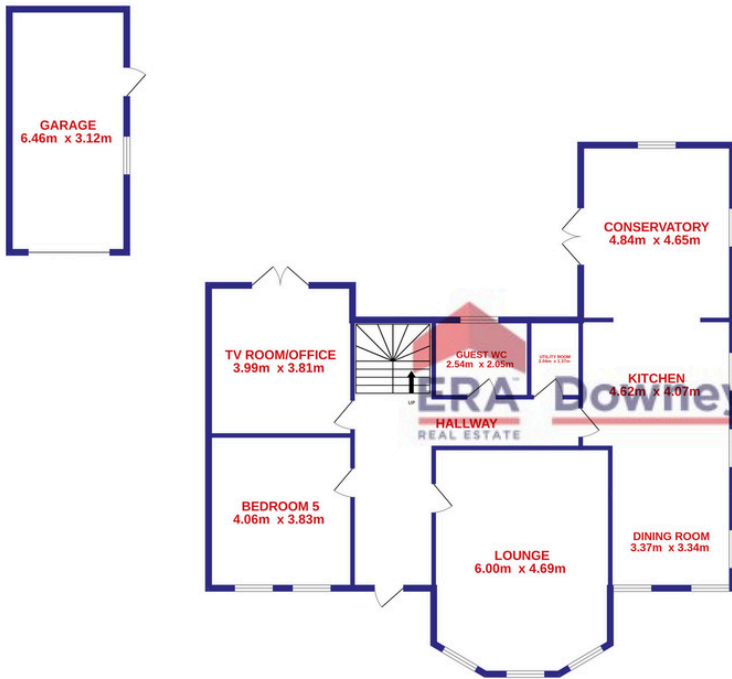
| GARAGE

6.46m x 3.12m (21'1" x 10'2")

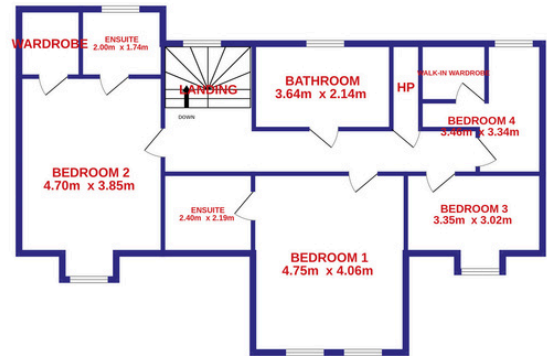
A spacious detached garage has one window and one door to the side. Ideal area for storage or an office/gym or workshop.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

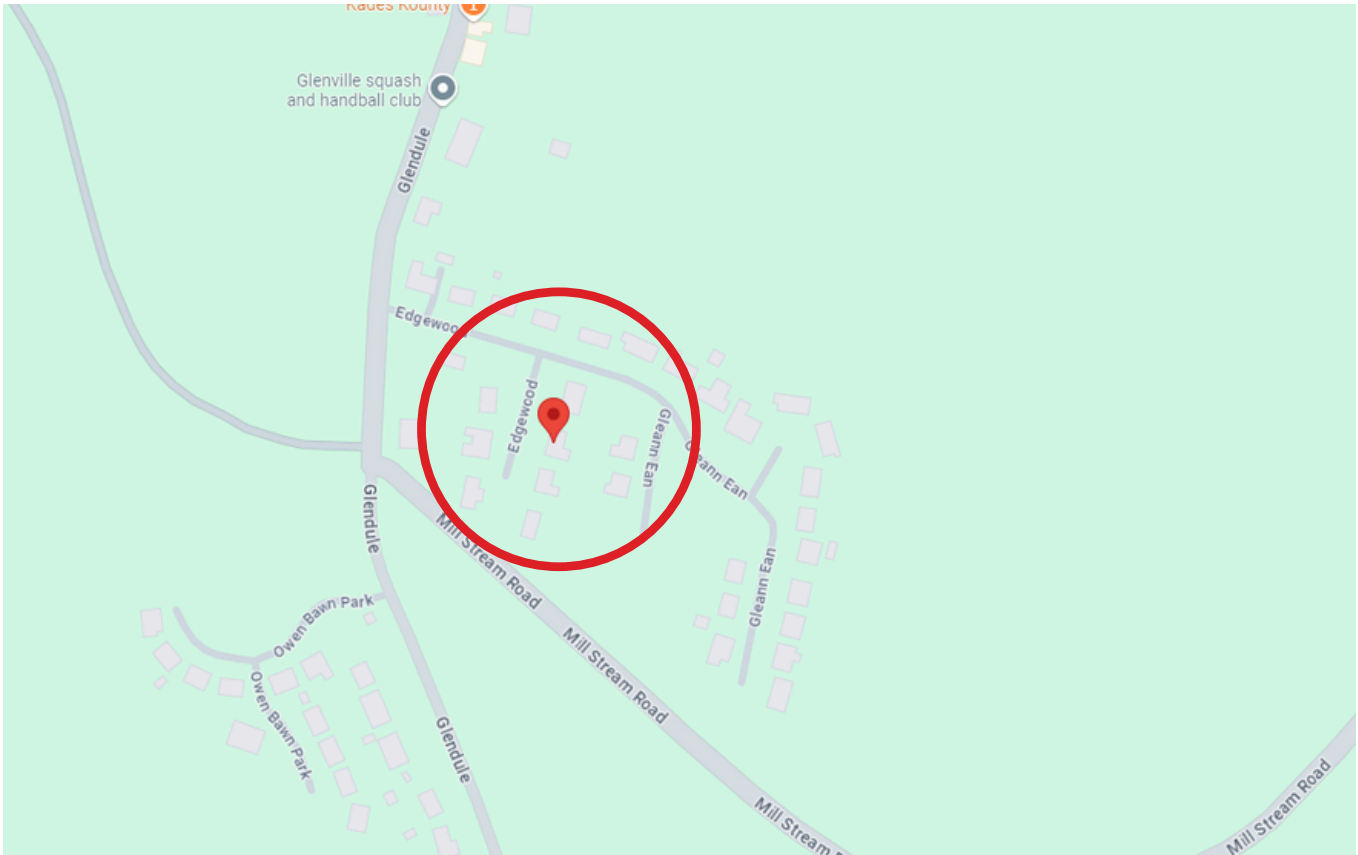


The front of the property has a tarmac driveway to accommodate off street parking for three to four vehicles. The area is fully enclosed and there is a large, well-maintained west facing front garden which is laid to lawn with mature shrubs and plants abounding.

The rear of the property offers a patio area for outdoor entertaining, a large garden which is laid to lawn, and a timber frame shed that is ideal for storage or for use as a work space. The area is fully enclosed with block built walls.

| DIRECTIONS

Please see Eircode T56 NP30 for directions.



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