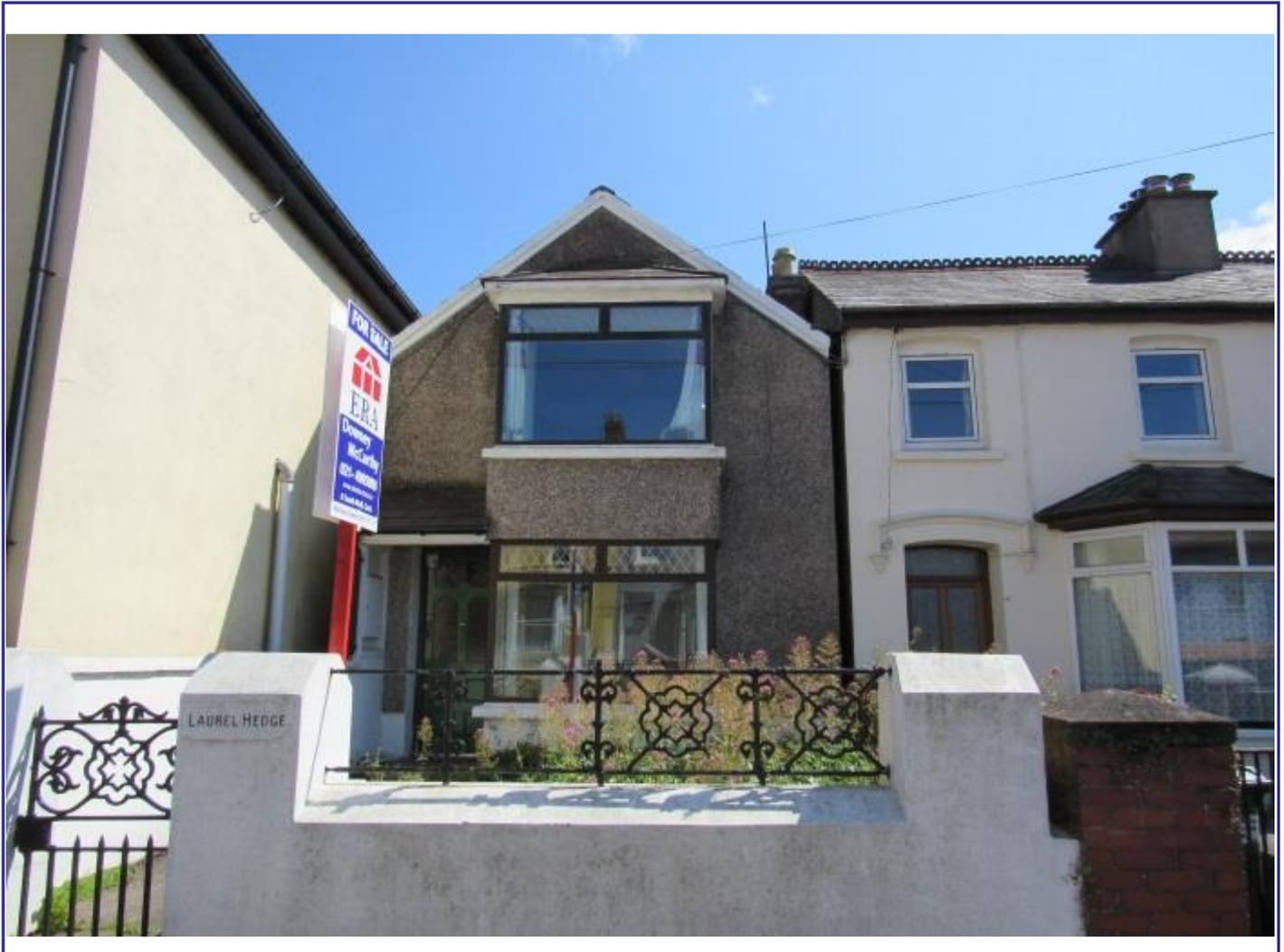


## 19 Laurel Hedge, Magazine Road, Glasheen, Cork



**Quirky, Quaint and Quintessentially Cork !!**  
ERA Downey McCarthy are delighted to present to the market this Unique 3 Bedroom Detached House. Location is ideal as Laurel Hedge is close to UCC & The Bons Secours with The Lough, Glasheen, Wilton and the CUH all within easy reach. Accommodation is deceptively spacious with the property having the benefit of a large two storey extension built on a number of years ago.



€250,000

## Accommodation

- Porch 1.1m x 0.9m A tiled step leads up to a green glass panelled front door. There is one overhead light and the meter box is located here.
- Hallway 3.66m x 0.7m This long narrow hallway retains its original tiled floor. It has timber panel walls and there is one radiator and a centre light fitting. The alarm panel, fire alarm and electric service board are located here.
- Living Room 2.9m x 3.81m An extra deep bay window allows plentiful natural light into this room. It features an antique open fireplace. There is a radiator, and one centre light fitting. Flooring is semi solid wood. An open double doorway allows access to the dining/family room.
- Dining Room/Family Room 2.95m x 2.7m This room has a window over looking the rear of the property. A feature antique open fireplace dominates this room with one radiator, a centre light piece, laminate wooden floor, a door into the under stairs storage area is blanked off and a door leads into the kitchen.
- Kitchen/Dining Room 6.95m x 3.13m This long narrow room widens considerably at the far end. This first section houses the cooker and gas boiler and storage presses and shelving. There is one radiator and a window, and double glazed door leading out to the back yard. The second, wider section has additional units on either side, there is a stainless steel sink and plumbing for a washing machine. A large window overlooks the side of the property. The area has eye and floor level presses with space for a fridge freezer. A vinyl floor runs throughout.
- Stairs & Landing 4.4m x 1.5m The first floor landing has timber panel floors and solid doors lead to all rooms. There is one light fitting and the shelved hotpress is located here.
- Bedroom 1 5.12m x 3.82m Feature bay window with ample natural light. A deep storage unit on the right and vintage presses on the left. The floor is vintage solid wood.
- Bedroom 2 2.75m x 2.5m This large single room has one window, one radiator, one light fitting, solid wooden floor and recessed shelving.
- Bedroom 3 3.35m x 3.0m This is part of the new extension and provides a fine double room with one window overlooking the rear garden, one light fitting, a radiator and a solid wooden floor

- Bathroom 2.58m x 1.45m The bathroom has a Mira Elite shower fitted in a cubicle. The walls and floors are fully tiled and there is a large window to the side of the property. There are fitted shelves, an extractor fan, one radiator and a centre light piece, wc and wash hand basin. Access to the new attic is gained from here.

## Features

- 1,022 Sq. Ft. Approx
- Much sought after location
- Large 2 Storey Extension to the Rear
- Superb South facing back garden
- 2 Antique Fireplaces
- Unique Detached Property

## Directions

From Cork City Centre go towards College Road and UCC. From College Road go towards The Bons Secours Hospital and after the hospital turn left onto St. Clares Avenue. Proceed up St. Clares Avenue until you come to the junction with Magazine Road. Turn left here and continue back towards town for 200 metres approx and Laurel Hedge is on your right hand side.

Alternatively come out Bandon Road and at the Centra at the top of Bandon Road take a right. Passing the back of Hayfield Manor Hotel, Drive straight through next junction at Hartlands Avenue and keep going for 100 metres approx. You will see a sign for Coolgarten Park, Stay on Magazine road, no. 19 Laurel Hedge is the first house on the left after the corner just set back a little off the road.

## Outside

The property has on street parking. A solid block wall to the front with wrought iron railing on top and front gate opens up to a concrete footpath which leads up to the front door. The front garden is maintenance free with a gravelled area in the centre and solid concrete walls on both sides.

At the rear there is a concrete patio with a concrete footpath leading up along the side of the property. The path, which winds around the side of the house is private with a wall with timber panelled fencing on top. The rear garden is enclosed by a new timber panel fence at the rear with concrete posts in between, and a concrete wall with mature hedging and ivy on the other side. The garden is south facing and benefits from sunlight for most of the day as seen by the established vegetable patch.



€250,000



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€250,000