

FOR SALE BY PRIVATE TREATY

**6 Glenwood Lawn,
Carrigaline,
Cork.**



On occasion, one finds a residence which truly epitomises the regard and love its owners hold for their home. This is indeed one such residence. Located along a quite Cul de Sac Avenue, overlooking a large mature green, this largely remodelled, extended and redeveloped (2007) home comes to the market boasting an array of high end extras throughout its 3,200SqFt.

The level of detail in its design, build and decoration is truly exemplary. Incorporating large, well-appointed accommodation throughout, with feature open plan kitchen/dining and lounge to its rear which maximises the evening sunlight, as well as all bedrooms being en suite.

Additional features such as under floor heating, integrated fire and security alarms, Russound System (with control panels in Sitting Room, Kitchen, Living Room and three bedrooms), pressurised shower system as well as spacious grounds which provide parking for five cars comfortably. Viewing of this exceptional property is a must to appreciate the variety of above standard features.

Accommodation:

Entrance Porch: Slate tiled floor, Sliding Door to Front.

Entrance Hall: Polished Dura Limestone tiled flooring, recess lighting, fitted coving.

Sitting Room: 13ø1ö x 18ø1ö (3.98m x 5.74m)
Solid oak wood flooring, feature cast iron solid fuel fireplace with marble hearth, recess lighting, double sliding doors to family area. Double opening to Dining Room.



Dining Room: 13ø1ö x 10ø2ö (3.98m x 3.09m)
Solid wood oak flooring, fitted blind, fitted curtain, double opening to sitting room, fitted coving.



Study: 9ø7ö x 9ø7ö (2.97m x 2.93m)
Fitted timber flooring, fitted study desk with storage unit and library style book shelving, fitted blind.

Kitchen/Family/Dining Area:

30ø6 x 30ø8 (9.60m x 7.55m)
(L-shaped room) Recessed lighting and speaker system. Floor and eye level kitchen units with granite work tops, mobile island unit with additional storage and breakfast counter. Wall to wall storage units with integrated oven and American style fridge freezer. Polished Dura Limestone tiled flooring throughout. Fitted blinds in kitchen/ family/ dining area. Large open bright accommodation with Feature raised corner Stovex Stove (solid fuel) in family area.

**Utility Room:**

9ø6 x 7ø1 (2.9m x 2.16m)
Dura Limestone tiled flooring, fitted floor and eye level units. Plumbed for appliances. Stainless steel sink unit with Hot and Cold supply. Door to side

W.C.:

Dura Limestone tiled flooring, W.C, WHB (accessed off entrance hallway)

Stairs to Landing:

Feature Polished Mahogany stair case and banister

Landing:

Fitted timber flooring, hot press with storage tank and fitted shelving, recess lighting.

Master Bedroom Suite:

21ø11ö x 13ø1ö (6.68m x 3.99m)

Fitted wooden flooring, fitted blind, fitted curtain, recessed lighting and speaker system. Feature Full bathroom en-suite with tiled flooring and splash back throughout, wc, whb, Tropical Forrest steam shower with recess lighting, Jacuzzi bath, ample storage, recess lighting and speaker system.



Bedroom 2:

14ø2ö x 11ø8ö (4.35m x 3.58m)

Fitted timber flooring, fitted blind, fitted curtains, built in wardrobe and recess storage, recess lighting and speaker system.

En-suite: fully tiled throughout, WC, WHB (with under counter storage and shelving, Pressurized Shower



Bedroom 3:

20ø4ö x 9ø9ö (6.2m x 2.98m)

Fitted timber floor, fitted blind, fitted curtain, built in wardrobes, recess lighting and speaker system.

En-suite: Fully tiled, WC, WHB (with under counter storage) Double Pressurized Shower



- Stair case to Attic Floor:** Feature Polished Mahogany stair case and banister, recess lighting. Recess storage.
- Lobby:** Fitted carpet, recess storage, Velux window to both front and rear.
- Attic Room 1:** Fitted carpet, recess lighting throughout, recess storage, Velux window to front, standard window to rear, fitted blind.
- Shower Room:** Tiled floor and splash back, WC, WHB, Pressure Shower, fully tiled shower unit with Port style window to side, Velux window to rear.
- Outside Gym** Underground Private Room accessed via discreet gated steps.
- Grounds:** Standing on a spacious site, this property provides one with spacious grounds to front, rear and side. One finds ample off street parking to its front with additional secure parking to its side. Its west facing rear garden maximises the afternoon to evening sun. This area incorporates its rear lawn, large patio area and a raised decking area, ideal for entertainment. In addition to all of the above one, one also finds an underground room which is currently as a gym. This secure room can be used for a multitude of purposes.



- Services:** Mains Water, Mains Sewage, Mains Electricity Supply, Refuse Collection.
- Heating:** This property enjoys the benefit of a Gas Fired Central Heating System.

BER Details:

BER: C1 BER Number: 107493033
Energy Performance Indicator: 154.28 kWh/m²/yr

Directions:

From Cork, approach Ringaskiddy roundabout and take second exit (marked Carrigaline). Continue straight and upon reaching next roundabout, proceed straight through. Continue for c.100 metre and at next roundabout take third exit (right). Continue straight and take second turning to left after which keep left then continue straight until you reach a green on your right hand side. Take next right, keeping the green on right hand side. Continue straight and property is located on left, No 6.

Title:

We understand the property is held on a freehold title.

Price:

Open to offers in the region of €535,000

Negotiator:

Tel: T.J Cronin 086-8345211 **Email:** tj@irishandeuropean.ie

Viewing:

For Viewings, please contact 021 4277606 or info@irishandeuropean.ie.
Strictly by prior appointment only