

## 20 Glen Corrin, Watergrasshill, Cork



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this impeccably maintained, four bedroom semi-detached property which is ideally positioned overlooking a large green area within the much acclaimed development of Glen Corrin, Watergrasshill. The property benefits from a A-rated BER status, superb modern décor throughout, high quality fixtures and fittings and the addition of a superb rear sunroom.



AMV: €285,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.0m x 2.61m  
A composite door with glass centre panelling allows access to the reception hallway. This beautifully presented reception hallway which has tile flooring and a neutral colour palate sets the tone for the entire property. A window to the front of the property floods the area with natural light and the area is finished with one radiator, one centre light fitting, extensive under stair storage, an alarm control point and two power points.
- Guest W.C 1.5m x 1.5m  
The guest W.C features a two piece suite. The area offers impressive modern tiling from floor to ceiling with an attractive border tiles. Features include one centre light fitting and one radiator.
- Living Room 4.93m x 3.97m  
A superb main living room offers a feature bay window overlooking the front of the property which includes Venetian blinds. The room has high quality timber flooring and attractive décor. Features include one centre light fitting, one radiator, eight power points, two television points, a cat 5 point, an insert gas stove, one smoke alarm and one carbon monoxide alarm.



- Kitchen/Dining 4.85m x 6.5m  
A spectacular open plan kitchen/dining area features modern, solid oak fitted units at eye and floor level with extensive worktop counter space. The room has tile flooring, recess spot lighting, an integrated oven, hob, extractor fan, dishwasher, fridge freezer, wine rack and a pelmet over the window.  
  
The dining area has tile flooring, recess spot lighting, two radiators, attractive décor, nineteen power points, one telephone point, a Cat 5 point and a television point. Double doors allow access to a sun room.



- Sun Room 2.0m x 2.9m  
A superb addition to the property this rear sun room could serve a multitude of uses either as a home office, play room or study area. There is tile flooring, vaulted velux windows adding extensive natural light and double doors allow access out to the rear garden.
- Utility Room 1.75m x 1.5m  
The utility room features modern oak fitted units at an eye and floor level in an L-shape. The area has tile flooring, a stainless steel sink, recess spot lighting, one radiator and four power points.
- Stairs and landing  
The stairs have been sanded and varnished to a high quality finish and the landing has attractive laminate timber flooring. The landing area has two power points, one smoke alarm, one centre light fitting, a large access hatch to the attic and a built-in storage area which has been shelved for storage.
- Bedroom 1 3.58m x 3.59m  
A large double bedroom has a window to the front of the property including a Venetian blind. The window overlooks the green area and gives superb views of the surrounding countryside. The room has high quality laminate timber flooring, attractive décor, one centre light fitting, one large radiator, eight power points and two Cat 5 points.
- En Suite  
The en suite bathroom features a two piece suite with a corner shower. The room has magnificent tiling from floor to ceiling, a window to the side of the property, one centre light fitting, one extractor fan, a wall mounted light fitting, one radiator and wall mounted storage.
- Bedroom 2 3.0m x 3.48m  
A spacious double bedroom has a window including a Venetian blind overlooking the rear garden. The room has high quality laminate timber flooring, attractive décor and an impressive array of built-in units from floor to ceiling which add extensive storage space. Other features include one centre light fitting, one radiator, six power points and a Cat 5 point.

- Bedroom 3                      3.04m x 3.1m                      A large double bedroom has a window to the rear of the property including a Venetian blind. The room has attractive décor, high quality laminate timber flooring and impressive built-in units from floor to ceiling. Other features include one radiator, one centre light fitting and two power points.
- Bedroom 4                      2.88m x 3.0m                      Currently converted into a fantastic walk-in wardrobe, this room has laminate timber flooring and a most impressive array of built-in units and a hanging area from floor to ceiling together with a purpose built vanity area.  
  
The room also has one window to the front of the property with a Venetian blind, recess spot lighting, one large radiator and two power points. This room could easily be converted back to it's original design as the fourth bedroom.
- Family Bathroom                      The family bathroom features a three piece suite with a Triton T90z electric shower fitted over the bath. The room has impressive tiling throughout, one centre light fitting, one radiator and a wall mounted light fitting.

## Features

- BER A3
- Built in 2012
- 115 Sq. M / 1,238 Sq. Ft
- Gas Fired Central Heating
- Spectacular show house condition
- Superb modern oak fitted units in the kitchen
- Double glazed windows
- Block-built shed to the rear
- High quality joinery finish internally with oak doors throughout
- Ideal first time/trade up property
- Bedroom 4 is currently laid out as a magnificent walk in wardrobe
- Solar panels
- Mechanical ventilation system with heat recovery
- Wired for surround sound

## Directions

Please see Eircode T56D362 for directions.



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