

## 25 Woodbrook, Glanmire Court, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this recently refurbished three/four bedroom detached family home, offered to the market in showhouse condition with a host of tasteful upgrades. The property benefits greatly from its positioning on a large corner site, offering obvious future potential to extend the existing home subject to relevant planning permission if required, or for recreational use for a family. The property enjoys a private setting at the end of a quiet cul-de-sac, and fronts onto a large green area within this highly desirable and mature residential estate in the heart of Glanmire.

Accommodation consists of a reception hallway, living room, large open plan kitchen/dining area, utility room, guest w.c, and home office/bedroom 4 on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom.

**AMV: €445,000**

BER B3

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Show home standard 3-4 bedroom detached residence
- Spectacular private corner site offering obvious future development potential subject to FPP
- Newly renovated featuring a new kitchen, flooring & bathroom suites
- Attractive décor with a tasteful colour palette
- Positioned within a quiet cul-de-sac fronting onto a large green area
- Approx. 104 Sq. M. / 1120 Sq. Ft.
- Built in 1995
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Oil fired central heating with a new boiler recently installed
- Cavity wall insulation completed
- Three spacious bedrooms with the option of a home office/guest bedroom on ground floor
- Mature sought after development within walking distance to all amenities in Glanmire

## | RECEPTION HALLWAY

4.35m x 1.82m (14'2" x 5'9")

A composite door with attractive stain glass centre and side panelling allows access to the main reception hallway. The beautifully presented hallway has attractive warm décor, and high quality solid timber flooring. The area has one centre light piece, extensive under stair storage, one large radiator, one alarm control point, and one power point.



## | LIVING ROOM

4.7m x 3.48m (15'4" x 11'4")

A spectacular main living room boasts superb high quality décor throughout, and offers a large feature bay window to the front of the property including Roman blinds. The area has solid timber flooring, a solid fuel inset stove, one centre light piece, two wall-mounted light pieces, one large radiator, seven power points, and one television point. Double doors with frosted glass panelling allow access to the open plan kitchen/dining area.





## | KITCHEN/DINING

4.15m x 8.17m (13'6" x 26'8")

The open plan kitchen/dining area features modern fitted kitchen units at eye and floor level in a U-shape, with granite worktop and splashback. The kitchen includes an integrated double oven, hob, extractor fan, fridge freezer, dishwasher and bins together with a generous breakfast bar. The room is finished with recessed spot lighting, timber effect tile flooring, one window to the rear, and double doors allowing access to a superb patio area.



The extensive dining area has a feature bay window to the rear, recessed spot lighting, and attractive décor. Throughout the room there are sixteen power points, and one radiator.

A door from the open plan kitchen/dining area allows access to the utility room.



## | UTILITY ROOM

2.7m x 2.47m (8'8" x 8'1")

The utility area features a continuation of the timber effect tile flooring. There are built-in units at eye and floor level offering extensive storage and ample worktop counter space. The area has plumbing for a washing machine, space for a dryer, one radiator, timber panelled ceiling, one centre light piece, one radiator, two power points and a PVC door with glass panelling to the side of the property. A Stira staircase allows access to a floored roof space ideal for storage.



## | GUEST W.C

Located off the utility room the guest w.c features a two piece suite. There is one window to the side of the property, one centre light piece and attractive décor.



## | HOME OFFICE/BEDROOM 4

2.1m x 2.47m (6'8" x 8'1")

Located on the ground floor, this versatile room could serve a multitude of uses either as a home office or a single fourth bedroom. The room has a bay window including a venetian blind and a curtain rail. There is high quality solid timber flooring, one centre light piece, one radiator, and four power points.



## | STAIRS AND LANDING

2.89m x 1.84m (9'4" x 6'0")

The stairs and landing are fitted with high quality carpet flooring. At the top of the landing there is one centre light piece, a mains operated smoke alarm, a hot press area which is shelved for storage, a feature wall-mounted light piece and an access hatch to the attic.





## **| BEDROOM 1**

2.98m x 3.5m (9'7" x 11'4")

A superb main bedroom has one window to the rear of the property including a Roman blind. The room has magnificent décor with high quality laminate timber flooring and impressive built-in units from floor to ceiling. There is one centre light piece, one radiator, six power points, and a door allowing access to the en suite bathroom.



## **| EN SUITE**

0.9m x 2.6m (2'9" x 8'5")

The newly refurbished en suite bathroom features a three piece suite. The area has impressive tiling throughout including modern subway tiling to the shower area. There is one centre light piece, one window to the side of the property, one extractor fan, one wall-mounted heater, and wiring for a wall-mounted light piece.



## **| BEDROOM 2**

3.54m x 3.5m (11'6" x 11'4")

A spacious double bedroom has one window to the front of the property including a Roman blind. The room has high quality laminate timber flooring, superb décor, one centre light piece, one large radiator, and six power points.



### | **BEDROOM 3**

2.55m x 2.51m (8'3" x 8'2")

A superb single bedroom has one window to the front of the property including a Roman blind. The room has high quality laminate timber flooring, attractive décor, one centre light piece and bespoke built-in storage units from floor to ceiling. There is one radiator, a mains operated smoke alarm, and two power points.



### | **BATHROOM**

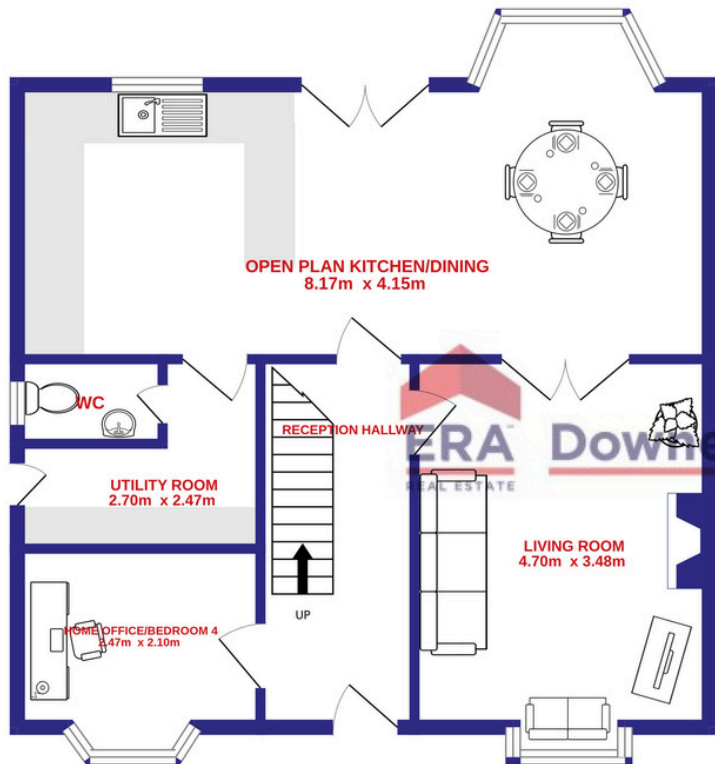
1.94m x 1.81m (6'3" x 5'9")

This recently remodelled family bathroom features a three piece suite and boasts modern impressive tiling. There is one window to the rear of the property, one centre light piece, an extractor fan, one radiator, a wall-mounted heater and a wall-mounted mirror with LED lighting. There is extensive integrated storage space under the sink.

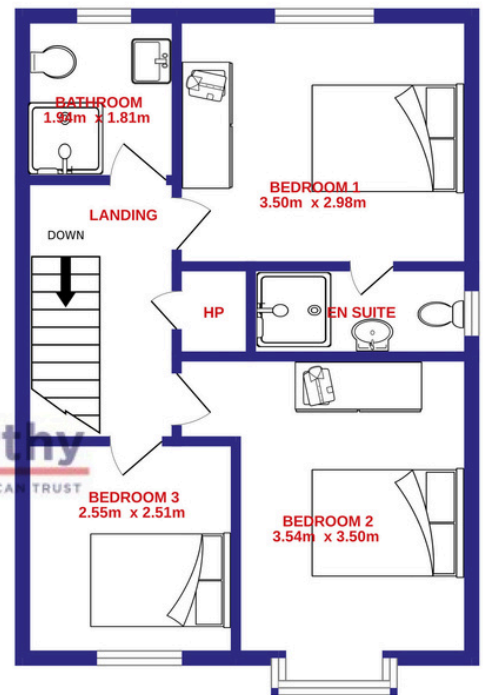


## FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy  
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## | GARDENS AND EXTERIOR



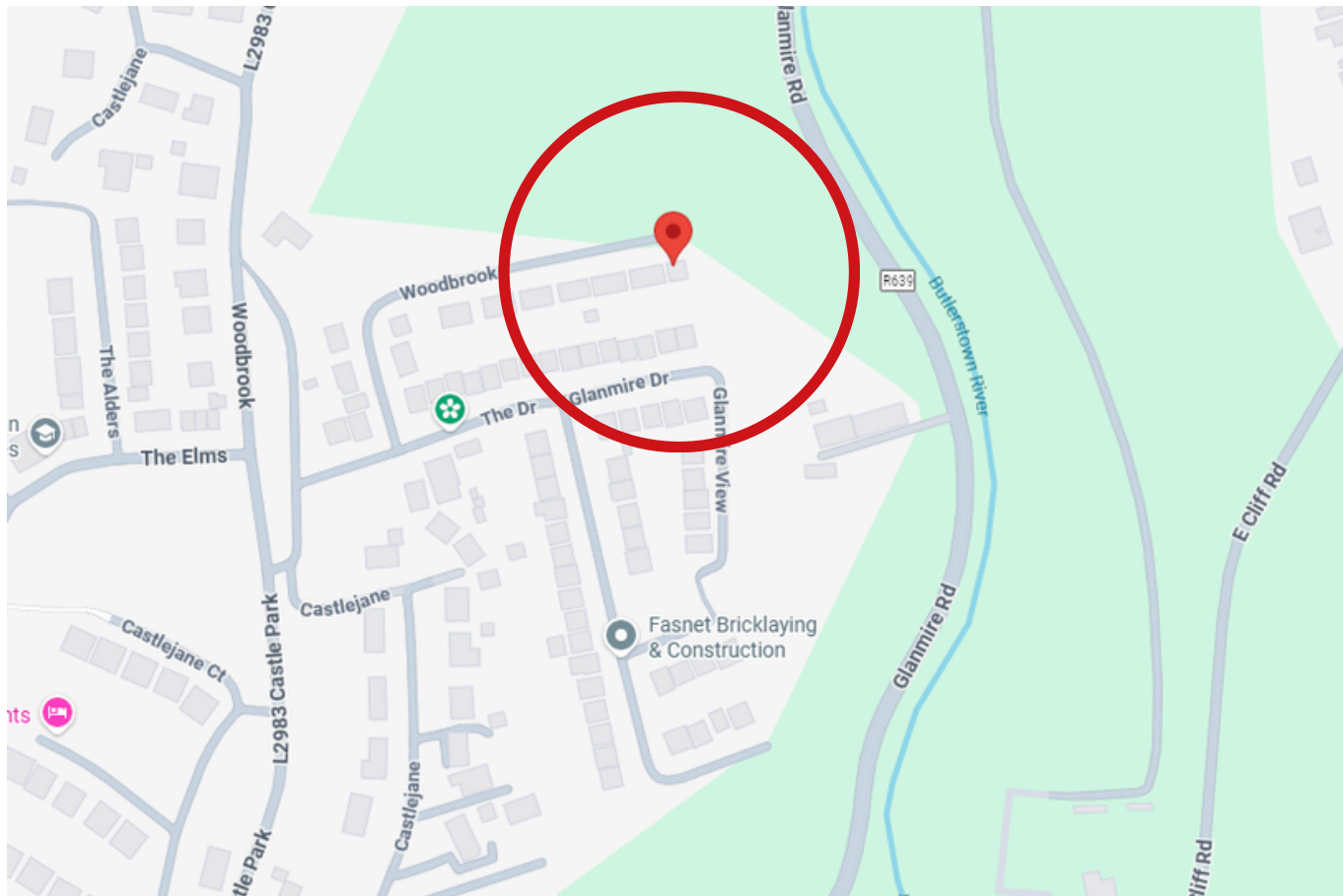
The front of the property has a concrete driveway facilitating off street parking for one vehicle. The property is situated on a large corner site with mature shrubs and plants throughout, and has a garden area which is laid to lawn. The property has an attractive maintenance free façade of brick finish.

The rear of the property features a superb garden which is laid to lawn. There is a fantastic limestone patio space located directly off the kitchen/dining area, and a separate gravel area leads to a shed which is ideal for storage.



## | DIRECTIONS

Please see Eircode T45 WY26 for directions.



## | ALL ENQUIRIES TO:

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