

31 Upper Glencairn, Riverstown, Glanmire, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this truly stunning, four bedroom detached property, ideally located on a private, elevated site with beautiful views over the countryside, in a sought after and mature residential area of Upper Glencairn in Glanmire. With a great sense of space, and beautiful light-filled living accommodation, it is evident that great pride has been taken in this property, with the current owners having invested time and effort into making this a modern and contemporary family home. Viewing comes highly recommended to appreciate what this fine property has to offer.

Accommodation consists of reception hallway, living room, superb kitchen/dining area, utility room, guest w.c, large hot press, and bedroom 4/home office on the ground floor. Upstairs the property offers three spacious bedrooms, the master bedroom has an en suite bathroom and walk-in wardrobe, and then there is also the main family bathroom.

AMV: €595,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Show home standard throughout
- Approx. 157.14 Sq. M. / 1,691 Sq. Ft.
- Built in 2000
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Beautifully decorated throughout
- Three spacious bedrooms on the first floor
- Super detached garage
- Magnificent rear garden which is very private and not overlooked
- Overlooking a large green area to the front
- Convenient location within walking distance to amenities
- Close to shopping centres, restaurants, pharmacy, GAA clubs, and all local schools
- Set in a quiet and mature residential estate
- Uninterrupted views from the front of the property

| RECEPTION HALLWAY

4.86m x 2.12m (15'9" x 6'9")

A high quality composite door with frosted glass panelling allows access into the main reception hallway. This bright and welcoming reception hallway features high quality laminate timber flooring, attractive neutral décor, one large radiator, and recessed spot lighting.



| LIVING ROOM

4.74m x 4.05m (15'5" x 13'2")

This spacious main living room has a feature bay window to the front of the property, allowing extensive natural light to flood the area. The room has a feature fireplace with a stove insert, high quality laminate timber flooring, one centre light fitting and two radiators. Attractive neutral décor features throughout and double doors allow access to the spacious kitchen/dining area.



| KITCHEN/DINING ROOM

4.28m x 6.91m (14'0" x 22'6")

This truly exquisite and beautifully presented room has one window to the rear of the property, two windows to the side, and double doors allowing access to the rear garden. The area has a continuation of the high quality laminate flooring, extensive dining space, one feature light fitting, one radiator, and recessed lighting throughout.

The kitchen features fitted units at eye and floor level with an extensive quartz worktop counter, a feature island unit, and tile splashback. There is space for a fridge freezer, double oven, fitted hob/extractor fan, plumbing for a dishwasher, ample storage, and a stainless steel sink.

A door from the kitchen allows access to the utility room.



| UTILITY ROOM

2.64m x 2.74m (8'6" x 8'9")

The utility room has one window overlooking the rear garden, and a door allowing access to same. The area has tile flooring, plumbing for a washing machine and dryer, units at eye and floor level, worktop counter, and the gas boiler is also housed here. A door allows access to the guest w.c.



| GUEST W.C

1.67m x 1.67m (5'4" x 5'4")

The well-appointed guest w.c features a two piece suite, one frosted window to the side of the property, tile flooring, centre light fitting, attractive décor, and one radiator.



| HOT PRESS

1.16m x 1.06m (3'8" x 3'4")

This spacious hot press is ideal for storage. There is ample shelving space, and the water tank is also housed here.

| HOME OFFICE/BEDROOM 4

3.93 x 3.37m (12'8" x 11'0")

This versatile room is currently in use as a home office but could be used as an additional ground floor bedroom or a playroom if required. There is ample natural light as the room is dual aspect with one large window to the front of the property and two windows to the side. The room is finished with high quality laminate timber flooring, one radiator, one centre light fitting, and attractive neutral décor.



| STAIRS AND LANDING

4.03m x 3.33m (13'2" x 10'9")

A solid wood stairs with a feature carpet runner allow access to the first floor. The bright landing area has one large window to the front of the property, luxury carpet flooring, a feature light fitting, one radiator, and a Stira staircase allowing access to the attic.



| MASTER BEDROOM

4.1m x 3.41m (13'4" x 11'1")

This superb double bedroom has one window to the front of the property, wooden flooring, beautiful décor, one radiator, one centre light fitting, and access to the eaves of the attic. Doors allow access to the en suite bathroom, and the walk-in wardrobe.



| EN SUITE

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

The en suite bathroom features a four piece suite including a shower fitted over the bath, attractive floor and wall tiling, one Velux window to the rear, one radiator, attractive neutral décor, and recessed spot lighting.



| WALK-IN WARDROBE

1.62m x 1.46m (5'3" x 4'7")

This area has a continuation of the timber flooring, one radiator, one centre light fitting, and ample storage.



| BEDROOM 2

4.96m x 4.97m (16'2" x 16'3")

Another spacious and beautifully presented double bedroom has two windows overlooking the front of the property, built-in wardrobe units for storage, attractive neutral décor, centre light fitting, large radiator, wooden flooring, and access to the eaves of the attic, ideal for storage.



| BEDROOM 3

3.55 x 2.84m (11'6" x 9'3")

This double bedroom has one window to the rear of the property, built-in wardrobe units for storage, attractive neutral décor, centre light fitting, radiator, and wooden flooring.



| MAIN BATHROOM

2.29m x 2.64m (7'5" x 8'6")

The modern family bathroom features a three piece suite including a large walk-in shower cubicle incorporating a power shower off the mains, high quality floor and wall tiling, recessed spot lighting, attractive neutral décor, one radiator, and a frosted window to the rear.



| GARAGE

5.56m x 3.84m (18'2" x 12'5")

This spacious garage is ideal for storage, and can also be used for additional living accommodation, home office use or gym if required.

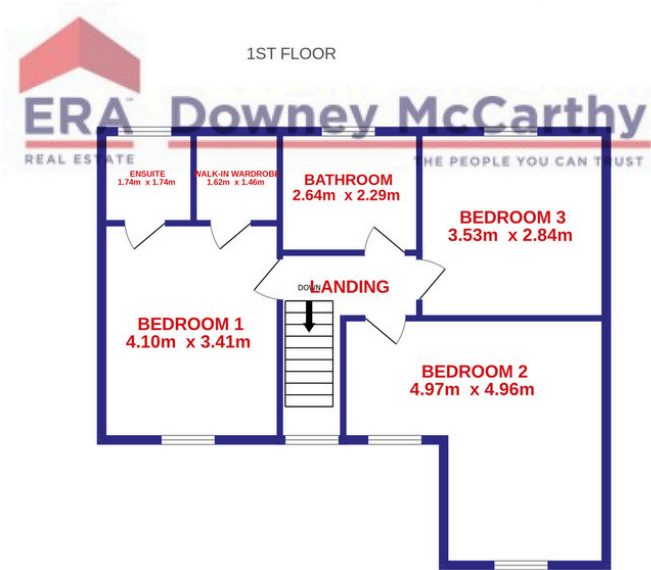


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

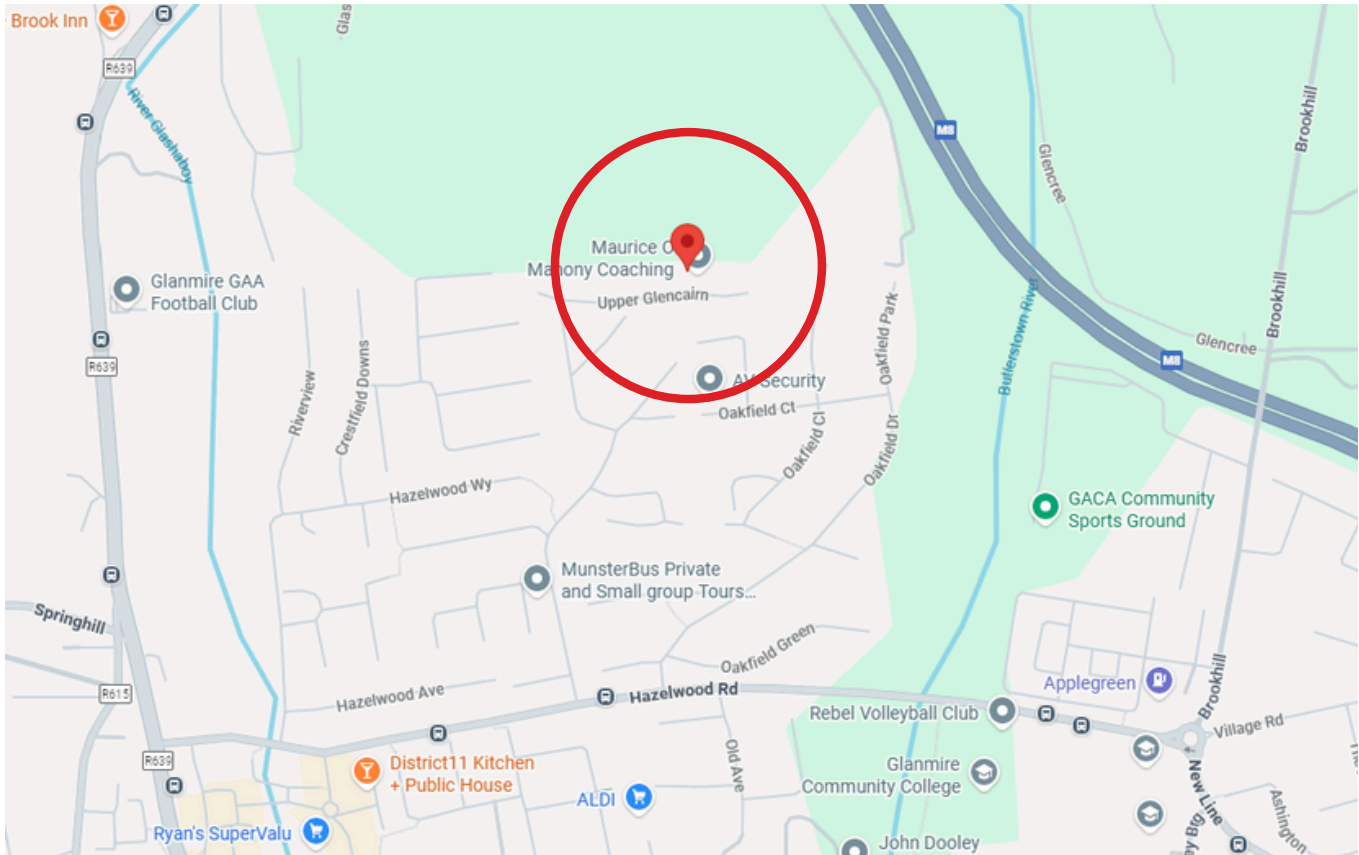


The front of the property has an immaculately maintained garden area which is laid to lawn, with a mixture of mature shrubs and plants throughout. There is a fine driveway to accommodate off street parking for two/three vehicles, and access to a large detached garage.

The rear of the property boasts an absolutely beautiful garden space. The area is fully enclosed and very private. There is a magnificent rock feature towards the rear, a superb patio area ideal for outdoor entertaining in the summer, and a well-maintained laid to lawn garden with mature shrubs and plants abounding. There is also access to the detached garage.

| DIRECTIONS

Please see Eircode T45 N242 for directions.



| ALL ENQUIRIES TO:



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