

3 Glenthorn Road, Dublin Hill, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is pleased to present this superb three bedroom semi-detached family home to the market. Occupying an elevated position with breathtaking views over Cork city centre, this well-located property offers spacious and well-proportioned accommodation throughout, along with a beautiful south-facing rear garden that enjoys excellent sunshine throughout the day. The property is ideally situated within easy reach of Blackpool Shopping Centre, Blackpool Commercial Centre, the IDA Business Park, and a wide range of local amenities including primary and secondary schools, shops, cafés, bars, restaurants, and the regular 207/207A bus services. This property presents an excellent opportunity for first-time buyers, growing families, or investors seeking a home in a highly convenient and established residential location close to Cork city centre.

The accommodation briefly comprises an entrance hallway, living room, a magnificent light filled dining room/lounge, kitchen, and an adjoining garage at ground-floor level which is primed for future conversion to add additional living space. Upstairs, there are three generously sized bedrooms and a family bathroom.

AMV: €325,000



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PSRA No. 002584

| FEATURES

- Approx. 119.65 Sq. M. / 1,288 Sq. Ft.
- Built in 1971
- BER E
- Gas fired central heating / Double glazed PVC windows
- Three bedrooms
- Adjoined garage
- Superb south-facing rear garden
- Walking distance Blackpool Shopping Centre and all amenities
- On the 207 and 207A bus routes
- Easy access to the N20 road network with routes to Blackpool, Blarney, Cork city centre
- Off street parking

| RECEPTION HALLWAY

5.11m x 1.79m (16'7" x 5'8")

A teak front door with glass panelling allows access to the reception hallway. The hallway has carpet flooring, one centre light piece, one large radiator, one window to the front with a curtain rail, and two power points.



| LIVING ROOM

3.87m x 4.2m (12'6" x 13'7")

A superb and spacious main living room has one large window to the front of the property which floods the area with extensive natural light. The room has carpet flooring, one centre light piece, one radiator, an open fire with a brick surround, one power point, and one television point. A door allows access to the lounge/dining room. A door from the kitchen allows access to the garage.



| LOUNGE/DINING ROOM

3.39m x 6.13m (11'1" x 20'1")

This versatile second living space/formal dining room has two windows to the rear of the property flooding the room with natural light. The room offers carpet flooring, one centre light piece, two radiators, an open fireplace and four power points.



| KITCHEN

5.31m x 2.41m (17'4" x 7'9")

The kitchen features fitted units at eye and floor level in an L-shape with worktop counter and attractive tile splashback. The kitchen includes a stainless steel sink, space for oven & hob, washing machine/dishwasher and a fridge. The room has vinyl flooring, neutral décor, one large radiator, one centre light piece, four power points, thermostat, one window overlooking the rear garden with roller blind, and a side door allows access to same.



| STAIRS AND LANDING

2.56m x 1.76m (8'3" x 5'7")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property including a blind, one centre light piece, an access hatch to the attic, and access to the hot press.

| **BEDROOM 1**

3.79m x 4.25m (12'4" x 13'9")

This spacious double bedroom has one large window to the front of the property including a curtain rail. The room offers carpet flooring, neutral décor, built-in wardrobe units for storage, one centre light piece, one radiator and one power point.



| **BEDROOM 2**

2.97m x 4.24m (9'7" x 13'9")

This superb double bedroom has one large window to the rear offering spectacular views over Cork city and the surrounding countryside. The room offers original timber flooring, one radiator, one centre light piece, built-in wardrobe unit, neutral décor, and one power point.



| **BEDROOM 3**

2.85m x 2.51m (9'3" x 8'2")

This large single bedroom has one window to the front of the property including a curtain rail. The room has carpet flooring, one centre light piece, one radiator, neutral décor, storage space, and one power point.



| BATHROOM

1.77m x 2.38m (5'8" x 7'8")

The main family bathroom features a four piece suite including a shower fitted over the bath. The room has one window to the rear, floor and wall tiling, one centre light piece, one radiator, neutral décor, and a wall-mounted mirror.



| GARAGE

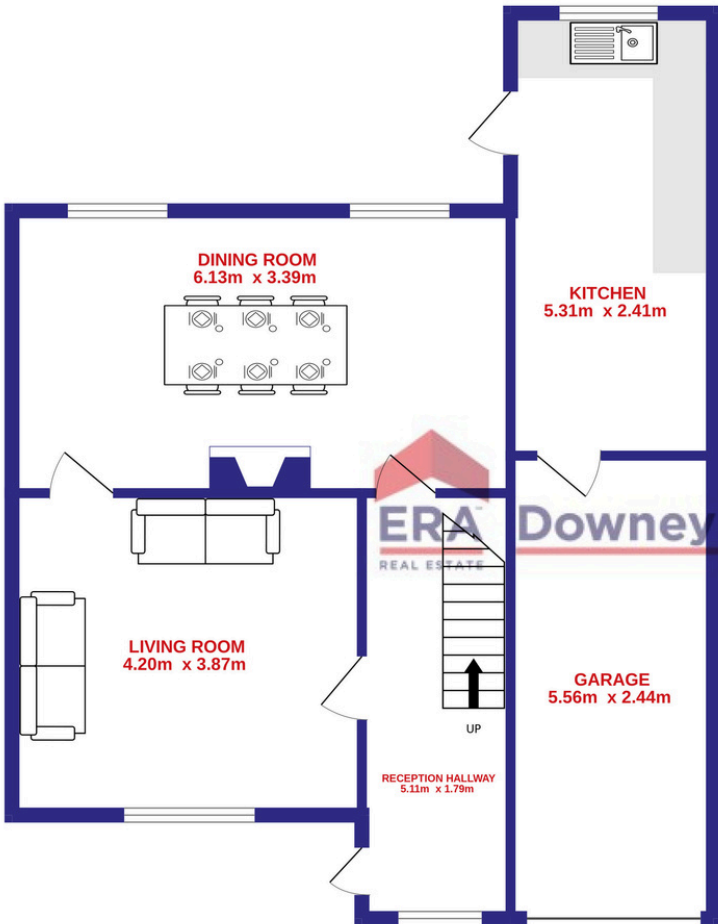
5.56m x 2.44m (18'2" x 8'0")

The attached garage can be accessed with an up and over door at the front of the property and from the kitchen. The area has space for vehicular parking, ample storage, one centre light piece, concrete flooring, access to the boiler, access to the fuse box, and access to the ESB meter. This area is ideally suited for conversion to additional living space or for use as a ground floor bedroom.

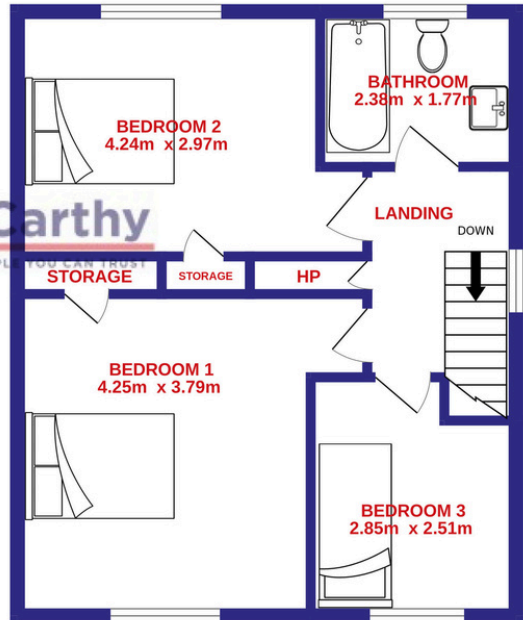


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



The front of the property offers a large driveway to accommodate off street parking for two cars, and a well-maintained garden area which is laid to lawn. A secure gate to the side allows access to the rear garden.

The rear of the property boasts a superb garden with a sunny south facing aspect. The area is fully enclosed to all sides and offers a patio area ideal for outdoor entertaining, and a spacious garden which is laid to lawn.

| DIRECTIONS

Please see Eircode T23 P5P0 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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