

## 28 Marwood Avenue, Glanmire, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly maintained three bedroom semi-detached home, ideally positioned in a mature and quiet cul-de-sac on Marwood Avenue, Glanmire. Presented in turnkey condition by its current owners, the property further benefits from a sunny west facing rear aspect, ensuring excellent natural light throughout the day.

Conveniently located close to a wide range of local amenities including primary and secondary schools, shops, restaurants, bars and sporting facilities, this home is ideally suited to first time buyers, growing families, or investors seeking a strong investment opportunity.

Accommodation comprises of a welcoming reception hallway, living room, spacious kitchen/dining area, family room and guest w.c on the ground floor. Upstairs, the property offers three generously sized bedrooms, including a master bedroom with en suite, along with the main family bathroom.

**AMV: €350,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Immaculately presented 3 bedroom family home
- Approx. 98.2 Sq. M. / 1,057 Sq. Ft.
- Built in 1999
- BER C1 with the potential to increase to B2
- Sunny west facing rear garden and patio
- Superbly located within a quiet cul-de-sac
- Gas fired central heating
- Double glazed windows
- Sought after development within walking distance to all amenities in Glanmire
- Off street parking

## | RECEPTION HALLWAY

5.22m x 1.83m (17'1" x 6'0")

An open porch allows access to a PVC door with attractive stain glass panelling, which in turns lead you through to the main reception hallway. The hallway features attractive décor with carpet flooring throughout. The area has one centre light fitting, one large radiator, one telephone point, two power points and a thermostat control for the heating.



## | GUEST W.C

The guest w.c features a two piece suite with tile flooring, one centre light fitting, and one extractor fan.



## | LIVING ROOM

4.7m x 3.44m (15'4" x 11'2")

Double doors with glass panelling allow access from the hallway to the main living room. A superb room has one window to the front of the property including a roller blind, a curtain rail, and curtains. The room has high quality décor with attractive semi-solid timber flooring, attractive covings around the ceiling and centre light fitting and a feature fireplace with gas insert. There are two wall-mounted light fittings, one large radiator, six power points, one television point, and one telephone point.



## | KITCHEN/DINING

4.53m x 2.26m (14'8" x 7'4")

The kitchen/dining area features modern unit at eye and floor level in an L-shape with extensive worktop counter and tile splashback. There is one window to the rear of the property with Venetian blinds, and a PVC door with glass panelling allows access to the rear garden. The kitchen includes an integrated oven/hob/extractor fan, dishwasher, fridge freezer, plumbing for a washing machine and a bowl and a half stainless steel sink. There is one centre light fitting, tile flooring, one radiator, eight power points.



## **| FAMILY ROOM**

3.65m x 3.4m (11'9" x 11'1")

This versatile room could serve a multitude of uses and is attractively decorated with high quality timber flooring and recessed spot lighting. Double doors allow access to the rear patio and there is one radiator, six power points, and one television point.



## **| STAIRS AND LANDING**

3.55m x 2.1m (11'6" x 6'8")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light fitting, a Stira staircase allowing access to the attic, a hot press area which is shelved for storage, and one power point.



## **| BEDROOM 1**

3.71m x 3.34m (12'1" x 10'9")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has high quality décor with attractive carpet flooring. There is one centre light fitting, one large radiator, six power points, one television point, one telephone point and a thermostat control for the heating.



## | EN SUITE

0.96m x 2.45m (3'1" x 8'0")

A recently refurbished en suite bathroom features a three piece suite including a large shower cubicle incorporating a Mira Sport electric shower. There is attractive tiling throughout, one window to the side of the property with a roller blind, one centre light fitting, and integrated storage space.



## | BEDROOM 2

3.59m x 3.27m (11'7" x 10'7")

A large double bedroom has one window to the front of the property including a curtain rail, curtains, and roller blinds. The room has attractive décor, carpet flooring, one centre light fitting, one radiator and three power points.



## | BEDROOM 3

2.5m x 2.41m (8'2" x 7'9")

A superb single bedroom has one window to the front of the property including a curtain rail, curtains, and roller blinds. The room has attractive décor, high quality carpet flooring, one centre light fitting, one radiator, one telephone point, and two power points.



## BATHROOM

2.17m x 1.92m (7'1" x 6'2")

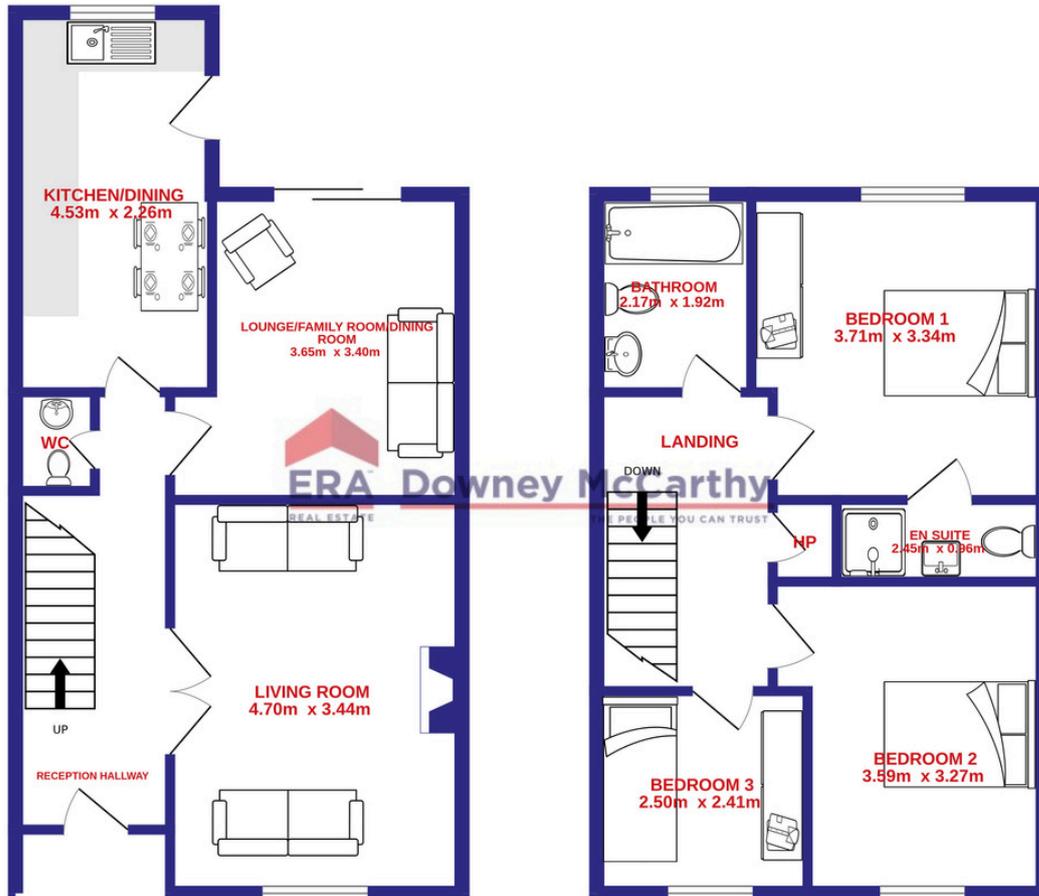
The family bathroom features a three piece suite, one window to the rear of the property with a roller blind, one centre light fitting, one radiator and tile flooring.



## FLOOR PLAN

GROUND FLOOR

1ST FLOOR



## | GARDENS AND EXTERIOR

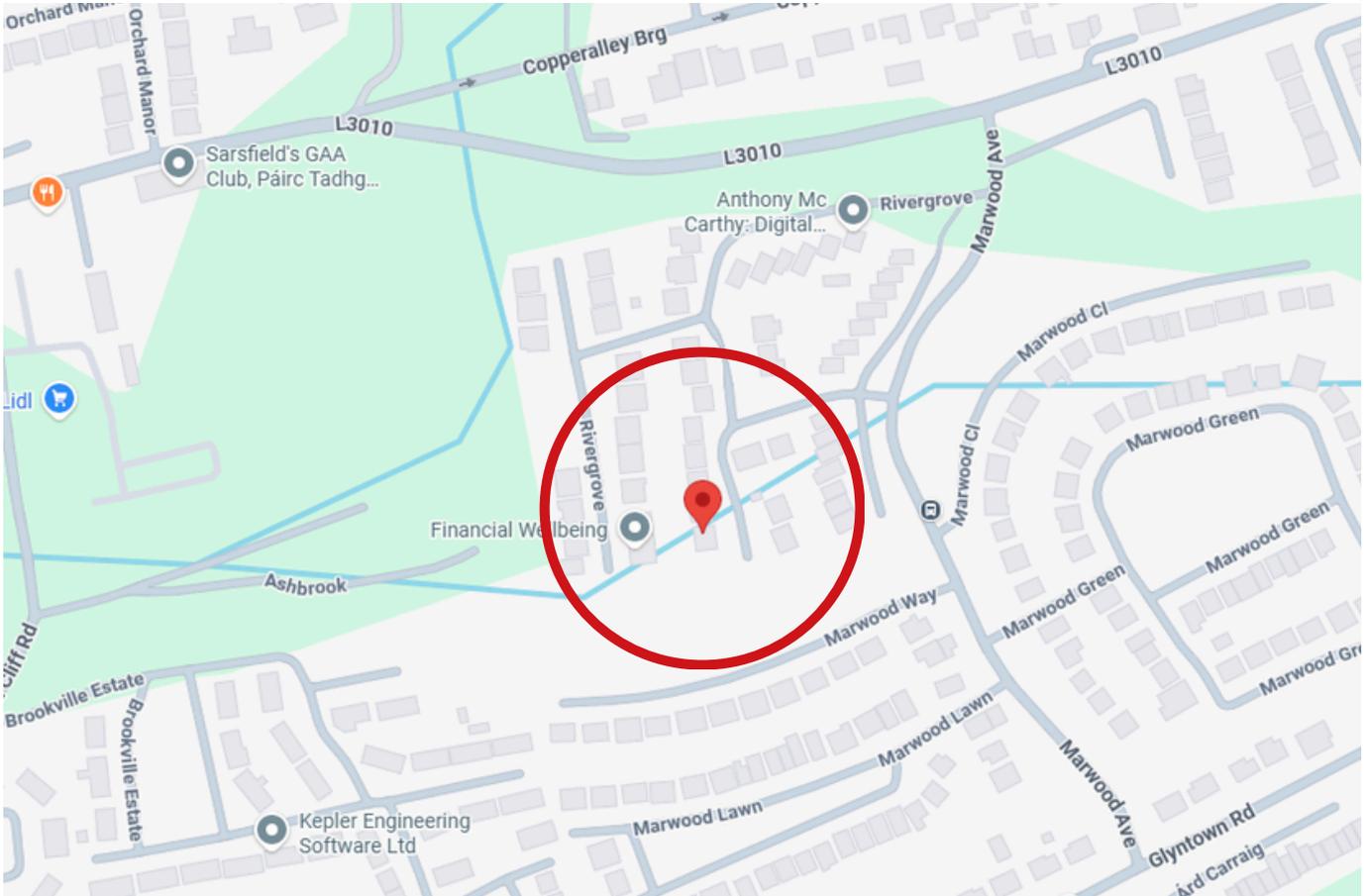


The front of the property is fully enclosed with brick walls and a concrete driveway facilitates off street parking for 1-2 cars. The front garden is laid to lawn, with a purpose built flower bed and a mature Portuguese laurel hedge offering a high level of privacy.

The rear of the property is fully enclosed with block built walls and benefits from a sunny west facing aspect. There is a superb patio area located off the kitchen and family room ideal for outdoor entertaining and a garden which is laid to lawn has mature shrubs and plants in flower beds. A Barna shed is included as part of the sale.

## | DIRECTIONS

Please see Eircode T45 FP66 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**

THE PEOPLE YOU CAN TRUST

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