

148 Lower Glanmire Road, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly maintained and beautifully presented three bedroom terraced period property, ideally positioned on the Lower Glanmire Road. No. 148 offers the ideal blend of charm and modern comfort, retaining many original features while benefiting from tasteful modern upgrades throughout. Enjoying an exceptionally convenient location, the property is just a short walk from Cork city centre, Kent Train Station, and Millennium Park. It is also within easy reach of the proposed Horgan's Quay redevelopment, which will feature a 700m riverside promenade, new public park, and excellent recreational amenities.

Accommodation consists of reception hallway, living room, extended kitchen/dining area, and the main bathroom on the ground floor. Upstairs the property offers three bedrooms.

AMV: €350,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 95.62 Sq. M. / 1,029 Sq. Ft.
- Originally built c. 1860
- BER C2
- Fully renovated and extended in 2008/9
- Attic double insulated with foam and wool
- Extended to the rear – flat roof replaced in 2022
- Gas fired central heating – new heating system installed 2022
- New foundation and walls insulated in 2008
- Double glazed PVC windows
- Acoustic windows to the front provide enhanced sound insulation
- High pitched 12ft ceilings
- Well-maintained and beautifully presented
- Three bedrooms
- Enclosed rear yard ideal for storage
- A short walk to Cork city centre, Kent Train Station and Millennium Park
- Close to the proposed Horgan's Quay redevelopment, featuring a 700m riverside promenade, new public park, and recreational amenities

| RECEPTION HALLWAY

7.59m x 1.61m (24'9" x 5'2")

A PVC door with top glass panelling allows access into the bright reception hallway. The hallway features porcelain tile flooring, neutral décor, under stair storage which has plumbing for a washing machine, recessed spot lighting, one radiator, and a smoke detector.



| LIVING ROOM

3.82m x 3.9m (12'5" x 12'7")

The living room features solid oak timber flooring, one window to the front of the property with teak recessed shutters, attractive décor and colour palette, a feature cast iron fireplace, one large radiator, recessed spot lighting, and eight power points.



| KITCHEN/DINING

7.52m x 3.35m (24'6" x 10'9")

This extended kitchen/dining area features tile flooring, neutral décor, and recessed spot lighting throughout. The dining space has one radiator, and an opening allows access into the kitchen. The kitchen features modern fitted units at eye and floor level with worktop counter, stainless steel splashback, integrated oven, integrated microwave, hob, extractor fan, freestanding fridge freezer, space for a dishwasher, space for a dryer, and a double stainless steel sink. The area has one radiator, ample power points, and two large Velux windows allowing in extensive natural light. A door from here allows access to the rear yard.



| MAIN BATHROOM

2.19m x 1.76m (7'1" x 5'7")

Located on the ground floor, the large and beautifully appointed main bathroom features a three piece suite including a corner shower cubicle incorporating a Mira electric shower. The room has modern floor and wall tiling, attractive neutral décor, one frosted window to the rear, recessed spot lighting, and a heated towel rail.



| STAIRS AND LANDING

3.19m x 2.93m (10'4" x 9'6")

A solid oak staircase with carpet flooring leads you to the first floor. At the half landing there is one large window to the rear with solid oak architraves and windowsill. The main landing has a beautiful feature stone wall, one centre light piece, carpet flooring, two power points, and access to the attic.



| BEDROOM 1

3.93m x 3.31m (12'8" x 10'8")

This is a large double bedroom with one window to the front of the property with solid oak architraves and windowsill, new carpet flooring, one radiator, four power points, neutral décor, extra height ceiling, and one centre light piece.



| BEDROOM 2

3.2m x 3.15m (10'4" x 10'3")

Another double bedroom has one window to the rear, new carpet flooring, one centre light piece, extra height ceiling, built-in wardrobe units for storage, neutral décor, one radiator, and power points.



| BEDROOM 3

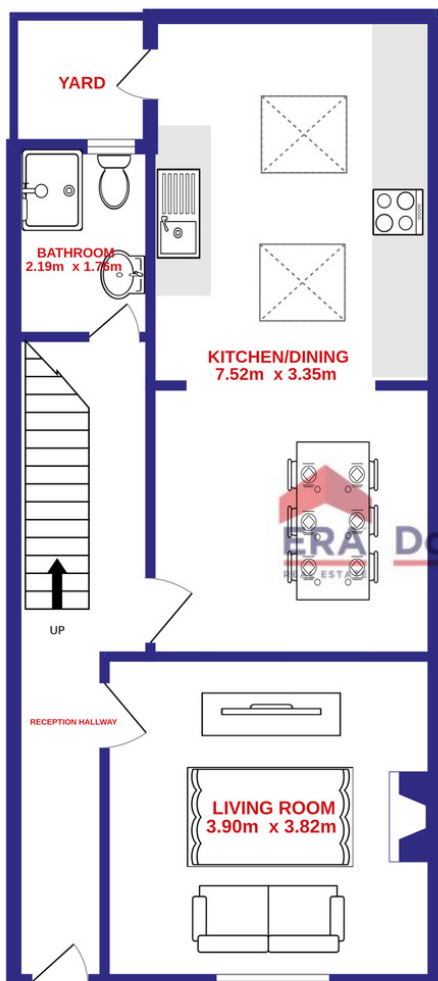
3.93m x 2.12m (12'8" x 6'9")

Currently being utilised as a walk-in wardrobe, this single bedroom has high grade laminate mahogany flooring, one window to the front of the property, one centre light piece, free standing custom made storage units, and one radiator.

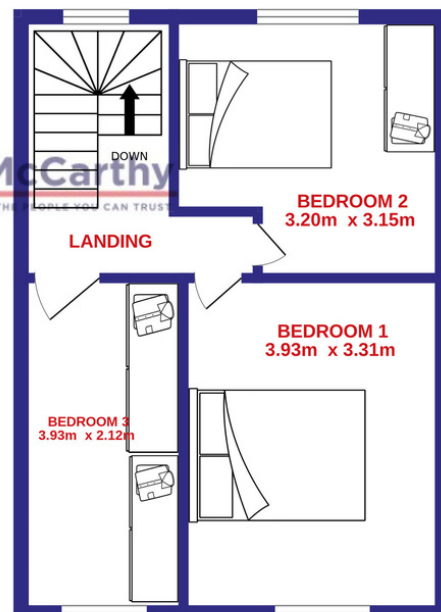


| FLOOR PLAN

GROUND FLOOR

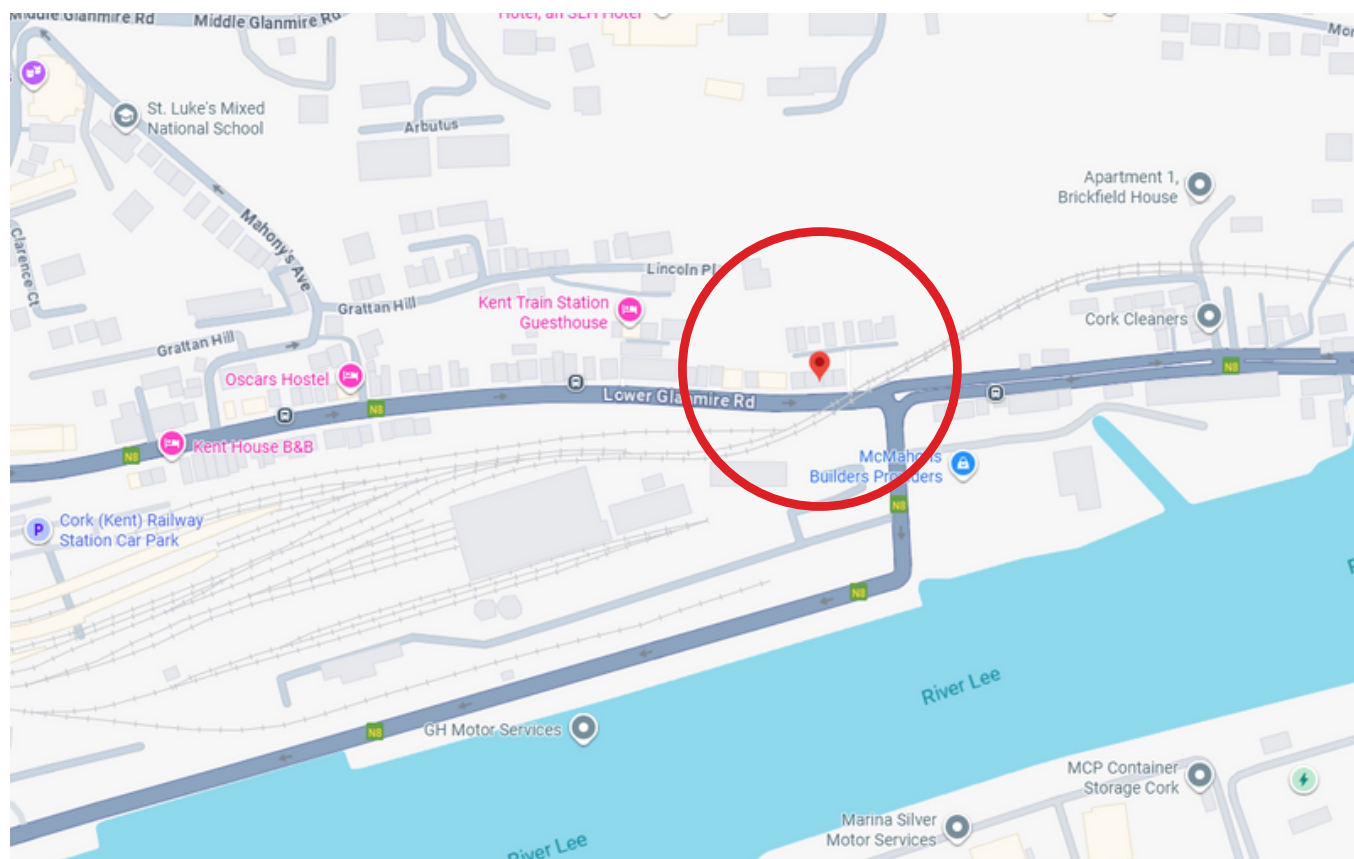


1ST FLOOR



| DIRECTIONS

Please see Eircode T23 H5K2 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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