

3 Dry Bridge View, Glounthaune, Cork



ERA Downey McCarthy Auctioneers is pleased to present to the market this charming and well-presented three bedroom terrace bedroom property, situated within an easy stroll of Glounthaune village. This attractive home offers bright and well-proportioned accommodation throughout, combining character features with modern finishes. The property enjoys easy access to a host of local amenities including shops, schools, cafés, and regular rail services from Midleton to Cork city centre.

Accommodation consists of entrance porch and a superb open plan kitchen/dining/living area on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €295,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 71.48 Sq. M. / 769 Sq. Ft.
- Originally built in the 1900's - extended in 1960
- BER B
- Gas fired central heating
- Double glazed PVC windows
- Superb open plan kitchen/dining/living area
- Modern fitted kitchen
- Three bedrooms
- Enclosed rear yard
- Quiet residential location
- 5 minute drive to Little Island train station which travels to Midleton and Cork city centre
- Easy access to all essential and recreational amenities in Little Island, Carrigtwohill, Glanmire
- Easy access to M8, N25 and N40 road networks

| ENTRANCE PORCH

A composite door with external lighting to either side allows access to the entrance porch. The porch has tile flooring, recessed spot lighting, and one window to the side of the property overlooking the water in Glounthaune village. A solid wood door with a frosted glass panelling leads into the open plan kitchen/dining/living area.



| OPEN PLAN KITCHEN/DINING/LIVING ROOM

9.13m x 4.76m (29'9" x 15'6")

This is an impressive open plan kitchen/dining/living area which features high grade laminate flooring throughout and centres around a superb original exposed stone wall with a built-in solid fuel stove. The living area includes one radiator, one centre light piece, smoke alarm, and eight power points throughout. Separating the living and kitchen space is a built-in breakfast bar with seating, ideal for dining and entertaining.

The kitchen features attractive birch plywood fitted units at eye and floor level in an L-shape with extensive laminate worktop counter and subway tile splashback. The kitchen includes a Belfast sink and a large Smeg range cooker with seven gas hobs, two ovens, and grill, complete with an extractor fan overhead. The light-filled kitchen has one large picture window to the rear, two Velux windows, and a PVC door allowing access to the yard. The kitchen also offers twelve power points, recessed spot lighting, a smoke alarm, and the area houses the main fuse board.



| STAIRS AND LANDING

1.25m x 2.82m (4'1" x 9'2")

A bespoke open timber staircase allows access to the landing, which has high grade laminate flooring.



| BEDROOM 1

3.92m x 2.57m (12'8" x 8'4")

This superb double bedroom has one window to the front of the property, high grade laminate flooring, one centre light piece, one radiator, one smoke detector, and eight power points.



| BEDROOM 2

3.37m x 2.04m (11'0" x 6'6")

Another double bedroom has one window to the rear of the property, high grade laminate flooring, one centre light piece, one radiator, one smoke detector, and four power points.



| BEDROOM 3

3m x 2.27m (9'8" x 7'4")

This single bedroom has one window to the front of the property, high grade laminate flooring, one centre light piece, one radiator, built-in wardrobe units, one smoke detector, and two power points.



| BATHROOM

2.9m x 1.6m (9'5" x 5'2")

The main bathroom features a three piece suite including a walk-in shower cubicle incorporating a mains operated shower. The room has attractive floor and wall tiling, vintage-style taps, one radiator, one extractor fan, and recessed spot lighting.

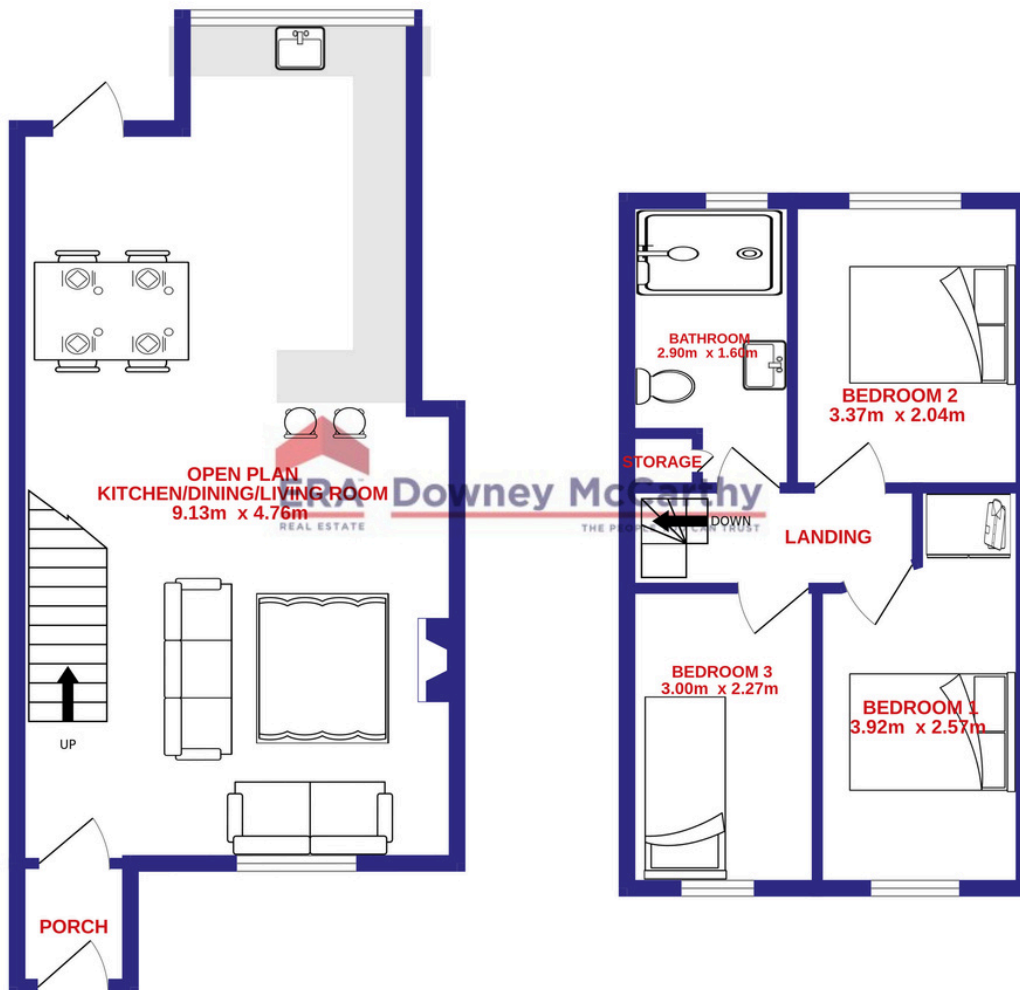
The room also incorporates a linen storage cupboard along with the gas condenser boiler.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

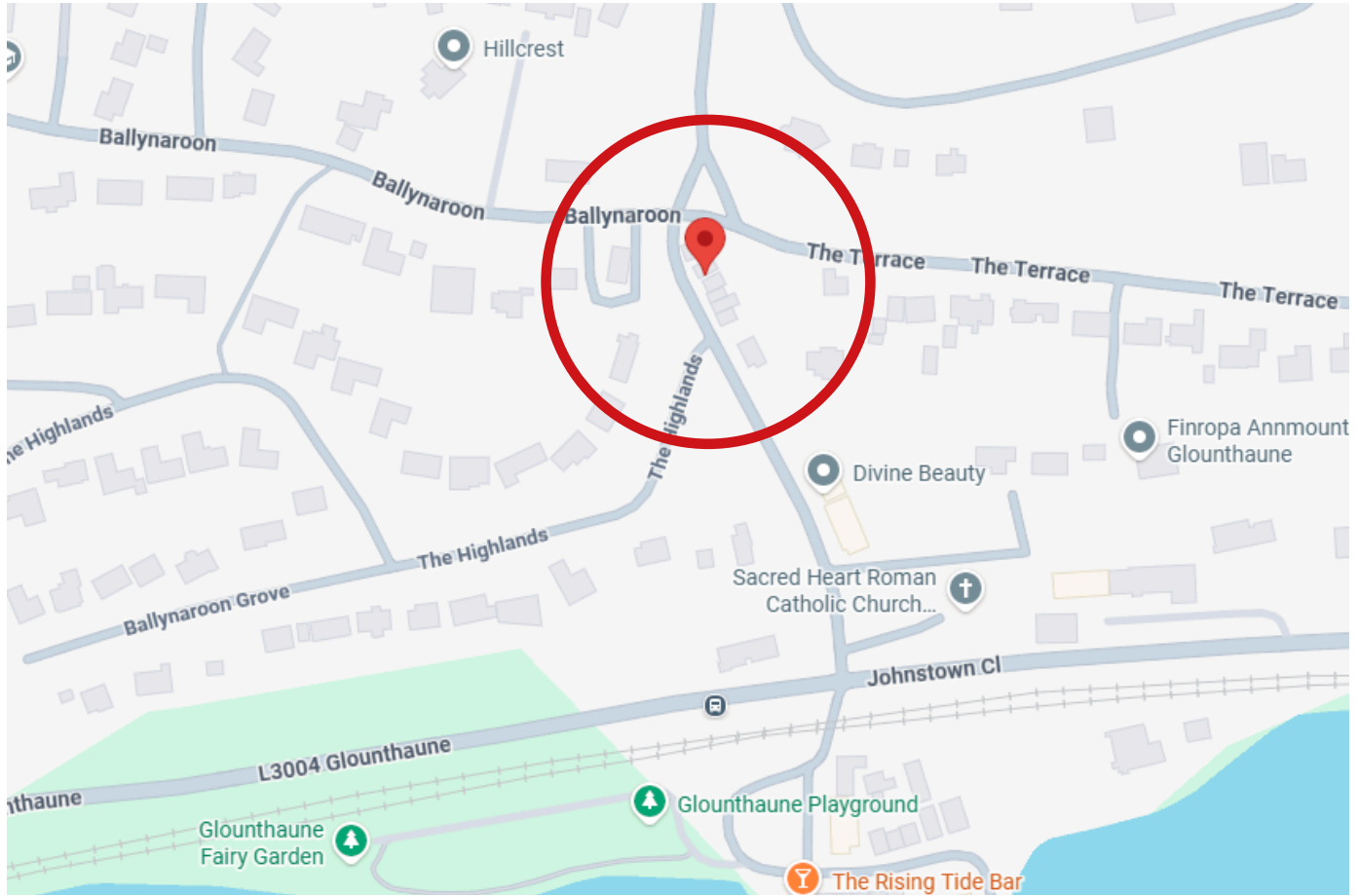


The front of the property is fully enclosed with block built walls and a secure gate. The area is maintenance free with an attractive gravel area, and a slate pathway leads to the front door.

The rear of the property has a convenient yard area which is enclosed with stone walls.

| DIRECTIONS

Please see Eircode T45 H744 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Angela Jordan
0863783681
angela@eracork.ie



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.