

2 Glendule, Glenville, Cork



Angela Jordan of ERA Downey McCarthy Auctioneers is delighted to launch to the market this truly spectacular four bedroom detached home, occupying a private and peaceful 1/3 acre site in Glenville, Cork. Beautifully presented and decorated throughout, this property offers an energy efficient A1 BER rating, high quality fixtures and fittings, extensive living and bedroom accommodation, and a quiet location just 25km from Cork city centre. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, main hallway, spectacular living room, open plan kitchen/dining area, family room, utility room, guest w.c, four spacious bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €495,000

BER A1

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PSRA No. 002584

| FEATURES

- Spectacular modern home on a large site
- Approx. 152.02 Sq. M. / 2,847 Sq. Ft.
- BER A1 – Qualifying the property for Green Mortgage Interest Rates
- Built in 2005
- Air to water heating
- Solar panels
- Double glazed PVC windows
- Superb open plan kitchen/dining/conservatory area
- Four spacious bedrooms
- Fully floored attic with power points - ready for conversion
- Quiet mature location
- 25km to Cork city centre
- Easy access to the M8 road network

| ENTRANCE HALLWAY

2.78m x 2.16m (9'1" x 7'0")

A large double height open porch area has one light piece, access to an alarm system, and a teak door with glass panelling allows access to the entrance hallway. The bright and spacious entrance hallway is flooded with natural light owing to a large picture window overlooking the side of the property. The area has a double height ceiling, attractive neutral décor, one feature light piece, impressive tile flooring, one radiator, alarm system, and two power points.



| MAIN HALLWAY

1.46m x 6.06m (4'7" x 19'8")

The main hallway has a continuation of the impressive tile flooring, recessed spot lighting, neutral décor, one radiator, one smoke detector, two skylights, access hatch to the fully floored attic, and two power points.



| LIVING ROOM

4.86m x 5.73m (15'9" x 18'7")

A truly spectacular main living room has one large feature window to the front of the property, which floods the area with extensive natural light. The room boasts impressive décor, engineered oak flooring, attractive colour scheme, one feature centre light piece, recessed spot lighting, a feature electric fireplace, two radiators, and eight power points.



| OPEN PLAN KITCHEN/DINING

3.85m x 5.79m (12'6" x 18'9")

The modern and recently renovated open plan kitchen/dining area has attractive décor, high quality finishes, tile flooring, and recessed spot lighting throughout.

The kitchen features fitted units at eye and floor level in an L-shape in an attractive charcoal grey colour scheme with extensive marble effect worktop counter, impressive tile splashback, and central island unit with integrated bin storage. The kitchen includes an integrated double oven, integrated dishwasher, ceramic hob, extractor fan, a graphite grey resin sink, integrated microwave, integrated fridge freezer, and ample power points.

The area has extensive dining space, two radiators, three pendant light pieces, one window overlooking the rear, and double glass doors allow access to same. There are pocket sliding doors to the left which lead you through to the family room, and a door to the right allow access to the utility room.



| UTILITY ROOM

2.8m x 1.75m (9'1" x 5'7")

The utility room has tile flooring, fitted units at eye and floor level, worktop counter, tile splashback, plumbing for a washing machine, and space for a dryer. There is one window to the side, one centre spot light fitting, one radiator, six power points, and a PVC door with frosted glass panelling allows access to the rear. Another door allows access to the guest w.c.



| GUEST W.C

0.92m x 1.76m (3'0" x 5'7")

The guest w.c features a two piece suite, tile flooring, tile splashback, extractor fan, one radiator, access to the attic, and one frosted window to the side of the property.



| FAMILY ROOM

3.88m x 2.96m (12'7" x 9'7")

Accessed via the open plan kitchen/dining area, this triple aspect second living space has one large window to the rear and windows to either side of the room, allowing extensive natural light to flood the room. Additional features include engineered oak flooring, attractive neutral décor, one centre light piece, one radiator, and six power points.



| LOWER HALLWAY

1.12m x 4.71m (3'6" x 15'4")

The hallway continues with impressive tile flooring, recessed spot lighting, neutral décor, one radiator, one smoke detector, and one skylight. The area also allows access to the solar panel heating system, controlling the water temperature of the home.



| BEDROOM 1

4.86m x 3.4m (15'9" x 11'1")

A superb main bedroom has two windows to the front of the property, impressive modern décor, high grade walnut laminate flooring, recessed spot lighting, one centre light piece, an extensive array of Sliderobe fitted units, two radiator, seven power points, and access to a walk-in dressing room which features shelving and hanging space for storage and a built-in vanity unit with mirror and integrated lighting. A door allows access to the en suite bathroom.



| EN SUITE

1.55m x 1.93m (5'0" x 6'3")

The en suite features a three piece suite including a corner shower cubicle incorporating a Mira Elite electric shower. The room has floor and wall tiling, one frosted window to the side of the property, one radiator, extractor fan, one centre light piece, one shaving light, and one wall-mounted mirror.



| BEDROOM 2

2.83m x 3.7m (9'2" x 12'1")

This spacious double bedroom has two windows to the front of the property, laminate timber flooring, double Sliderobe fitted units, neutral décor, one centre light piece, one radiator, and six power points.



| BEDROOM 3

3.11m x 3.72m (10'2" x 12'2")

Another generous sized double bedroom has two windows to the rear of the property, laminate timber flooring, double fitted wardrobe units, built-in workstation, neutral décor, one centre light piece, one radiator, and six power points.



| BEDROOM 4/HOME OFFICE

3.24m x 2.35m (10'6" x 7'7")

Currently in use as a home office, this fourth bedroom has one window to the rear, laminate timber flooring, neutral décor, one centre light piece, four power points, and one radiator. The room is fitted with an extensive array of storage, and a built-in desk, making it an ideal for those who work from home.



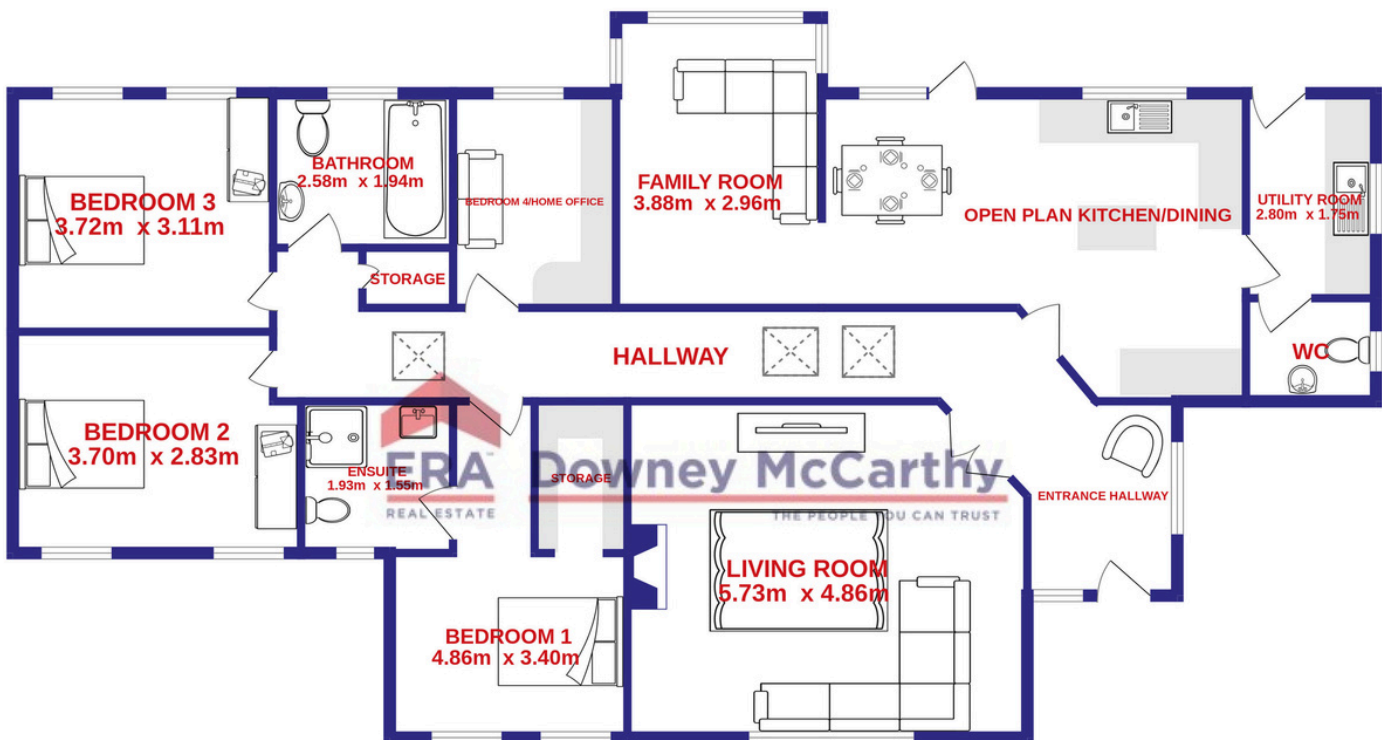
| FAMILY BATHROOM

1.94m x 2.58m (6'3" x 8'4")

The spacious main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has modern floor and wall tiling, one centre light piece, one radiator, and one frosted window to the rear.



| FLOOR PLAN



| GARDENS AND EXTERIOR



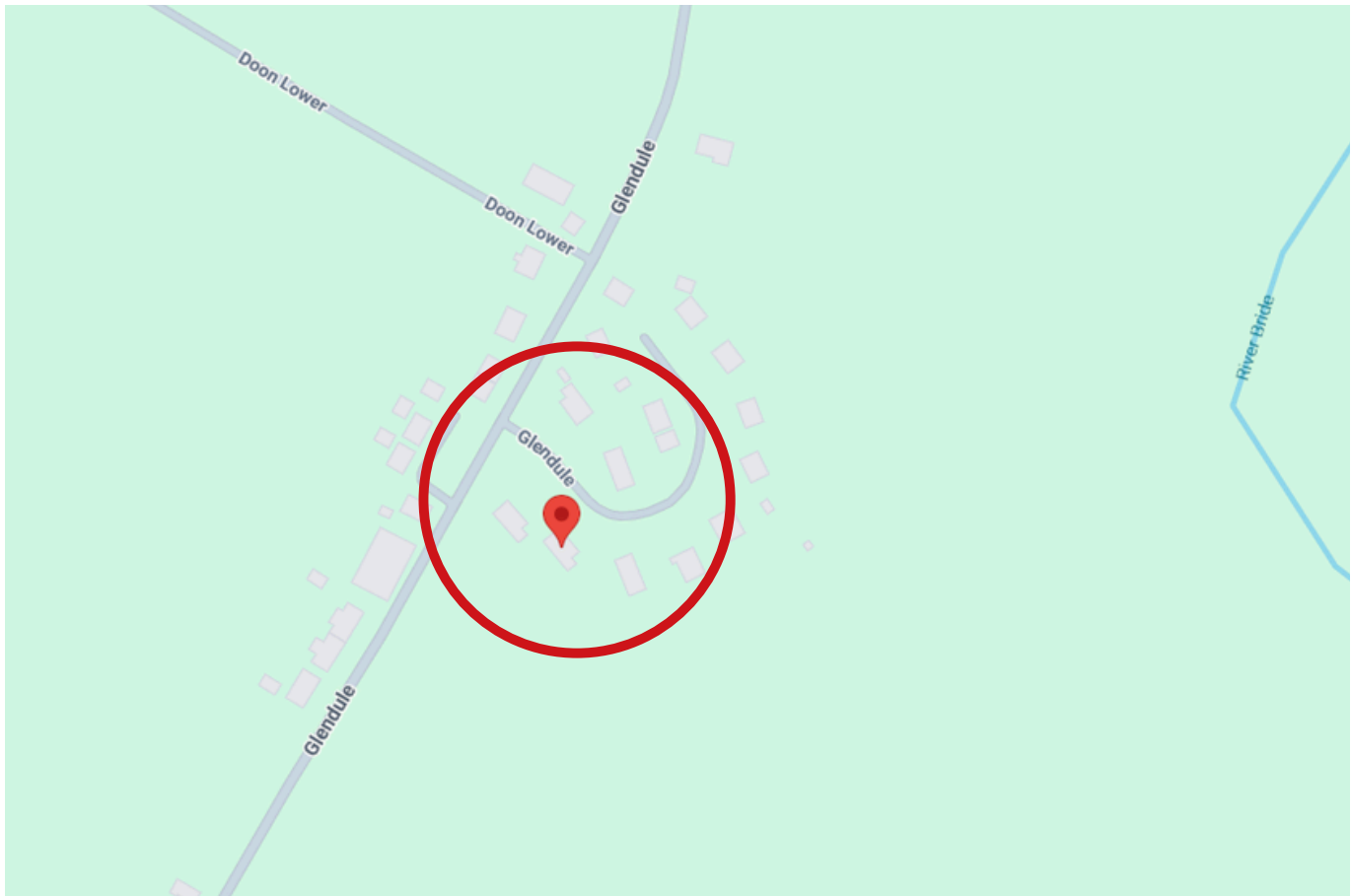
The front of the property is accessed via a large driveway, which can accommodate ample off street parking. There are large lush garden areas which are laid to lawn surrounding, with an abundance of mature trees and shrubs planted throughout. There is an EV charger and two external power points to the front.

Secure side gates allow access to the rear.

The rear of the property is set across two levels. The lower level offers a maintenance free driveway to accommodate additional off street parking if required. The upper levels offer superb garden and gravel areas, complemented by a scattering of mature shrubs and plants. There is also a fantastic patio area ideal for outdoor seating and enjoying a BBQ with friends and family in the warmer summer months.

| DIRECTIONS

Please see Eircode T56 HT97 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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