

**16 Elmgrove,
Riverstown,
Glanmire,
Co. Cork.
T45 CC83**



3 BEDROOM SEMI DETACHED HOUSE

For Sale by Private Treaty



McCarthy & McGrath are proud to bring to the market this exceptional 3 Bedroom Semi-detached that has been extended to the side adding a garage/workshop and a large utility/laundry room. The house is in walk in condition with extensive fitted kitchen units and wardrobes throughout.

The private rear garden features tasteful hard landscaping taking advantage of its sunny position.

16 Elmgrove is situated on a corner site and has a gated driveway with extensive parking. The home owners' keen eye for interior design allow us to present this house in impeccable condition.

Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

A.M.V €315,000



Accommodation:

GROUND FLOOR

Porch: 1.40m x 1.20m with sliding door & tiled floor.

Entrance Hall: With tiled floor, double doors to sitting room, guest WC, radiator cover & spot lights.



WC: Tiled floor, w.h.b.

Living Room: 5m x 3.65m with cherry wood floor, built in display + storage units, blinds & radiator cover.



Dining Room: 3.75m x 3.10m patio doors & blinds.



Kitchen: 5.3m x 2.5m tiled floor + splash back. Fitted painted kitchen units. Breakfast counter & spot lights.



Utility: Tiled floors, extensive built in units & patio doors.



Garage: Roller door and door to utility room.

First Floor

Landing: Laminated wood floors, Hot Press & attic stairs.

Bedroom 1: 3.70m x 3.45m laminated wood floors, blinds, built in sliding wardrobe, En-suite with tiled floor & walls, electric shower, with shower doors, w.h.b with storage lights.



Bedroom 2: 3.70m x 3.10m Oak flooring, built in sliding wardrobe & blinds.



Bedroom 3: 2.50m x 2.40m with built in sliding wardrobes & blinds.



Bathroom: 2.10m x 2.0m fully tiled, wall + floors.

Corner electric shower, WC, w.h.b & built in storage.



OUTSIDE:

Front Driveway with large parking area & sliding gate.

Private walled in garden, rear patio and lawn areas.

Accessed via two patio doors.

Storage Shed.



FEATURES:

- PVC Double Glazed windows
- Walk in condition
- Enclosed rear garden
- Sought after location

EIRCODE : T45 CC83

TITLE: Freehold

BER DETAILS: – BER NO: PENDING

SERVICES : Water, Electricity, Gas

VIEWINGS : Strictly by prior appointment with the sole selling agents.



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