



**FOR SALE**  
**31 Pairc Na Sraide, Glenville,**  
**Co Cork. T56 DA59**



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this impressive 3-bedroomed end of terrace two storey residence.

Private rear garden with gated side entrance and concrete driveway to the front for off-street parking.

The property is located in Glenville village only 20 Km from Cork City on a beautiful south facing elevated site. Glenville has a primary school, shop, pub, church, GAA grounds and many very active clubs.

This is an excellent opportunity for any potential purchaser to acquire a spacious well-appointed detached residence.  
Viewing comes highly recommended and strictly by prior appointment.

## ACCOMMODATION

Entrance Hall: 17ft 1 x 3ft 9

Solid teak front door with glass panels and letter box. Laminate timber flooring. Radiator. Window.

Central Hallway: 6ft 3 x 6ft 3

Laminate timber flooring. Stairs to first floor carpeted. Under stairs storage.

Living room: 14ft x 13ft 9

Laminate timber flooring. Two windows. Radiator. Cast iron fireplace with tile hearth and featured timber surround.

Kitchen-Dining: 18ft 4 x 9ft 7

Laminate timber flooring. Fully fitted kitchen with wall and floor units. Bowl and a half sink with mixed taps. Plumbed for washing machine. Tiled splashback. Window. Built in oven with hob and extractor fan.

Dining area: laminate timber flooring, radiator. Large window and patio doors to rear garden.

WC 4ft 6 x 4ft 7

Timber flooring. Toilet. Wash hand basin. Window. Towel rails.

Landing 6ft 4 x 4ft 7

Stairs and landing carpeted. Access to attic. Hot press shelved for storage.

Bedroom 1: 18ft 3 x 9ft 8

Carpet. Two windows. Large radiator.

Ensuite: 6ft 3 x 4ft 9

Fully tiled walls and floors. Toilet, wash hand basin. Walk in tiled shower unit with electric shower. Radiator. Window.

Bedroom 2: 13ft 10 x 11ft 1

Carpet. Two windows. Radiator.

Bedroom 3: 10ft 2 x 6ft 9

Carpet. Window. Radiator.

Bathroom: 6ft 9 x 6ft 7

Vinyl floor covering. PVC panelling around bath area. Toilet. Wash hand basin. Bath with shower overhead and shower screen. Radiator. Towel rail. Window.

## **SERVICES**

- Mains Water.
- Mains Sewage.
- Oil fired central heating
- Fully Alarmed.

## **FEATURES**


- Double glazed PVC windows throughout.
- The property is in excellent condition and maintained to a very high standard.
- Spacious 3 Bedroomed house built in 2005.
- BER B3.
- Outside tap.
- Private fenced in rear garden with gated side entrance.
- Quiet mature residential area within walking distance of Glenville village.

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