

Example of tide turning

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Glounthane, Cork

Price: €565,000

Size: 198 sq m (2,120 sq ft)

Bedrooms: 5

Bathrooms: 3

BER: C2

Best Feature: Popular development



The last time No 38 Cois Chuain was on the market, it was a case of lean times, precious little confidence, even less cash, and a series of price drops needed to secure a sale.

That tide has now turned, to the benefit of vendors, with buyers having to chase and bid once more to secure good (and scarce trade-up) homes to move into.

Case in point is No 38, a five-bedroomed quality home of over 2,100 sq ft.

It came on the sales radar back around 2008, when it featured in these pages guided at €780,000, and then it had a series of recorded, steadily-reducing

asking prices in 2009 and into 2010, passing €650k, €580k, €550k, right down to €495,000, in a pattern that might seem depressingly familiar to home-sellers of that period.

It eventually showed up on the Price Register as having made €465,000 in 2010, a lot of value and house for the sum, given the Glounthaune development's enduring popularity. (Having said that, the last recorded sale here was in 2012, for an extended 2,400 sq ft four-bedroomed, No 44, asking €650,000 in 2011 and selling for €550,000 the next year.)

Now, five years on, the occupants of 38 Cois Chuain are moving on and the house is for

sale this August with a 2015 market-attuned €565,000 asking price.

It is on the market via agent Brian Olden, of Cohalan Downing, who says it's in very good condition, with "excellent living accommodation, complemented by good-sized bedrooms."

He notes that there's currently a dearth of good trading-up stock in the greater Cork area, and the past year or two has seen good sales in the Glanmire/Glounthaune hinterland east of Cork city. A commuter rail link serves Glounthaune village, with Cois Chuain an uphill walk from this link, shops and services.

No 38 faces the public road within this upmarket develop-

ment, with some very large five-bedroomed types also.

Cois Chuain was completed by Lanes builders in a low-density layout in two sections, with separate access points and with huge greens) on the hill up from the village. There are views back over Cork harbour from its grounds... hence the 'chuain' in the scheme's title name.

Inside No 38, there's oak joinery and doors, a study, cloakroom with WC, utility, living room with cast iron/coal-effect fire fuelled by gas; the kitchen has oak flooring, painted white units, granite tops, metro splashback tiling and range cooker, and off is a 25' by 11' dining/family room, with bay

windows overlooking a rear patio, with the back garden sloping up and away, featuring hard and soft landscaping.

Overhead, over two levels, are the main family bathroom and five bedrooms, one with en-suite, while most have built-ins.

Cois Chuain was built in the early 2000s, and house design across all types is of an easy-on-the-eye appearance, unlikely to date, and is quite low maintenance, with lower brick section, and dash overhead, along with PVC double glazing and PVC fascia and soffits.

VERDICT: A proper, well-built family home in a popular, low-density development.