

**For Sale by Private Treaty****6 Glandore Avenue, Blackrock Road, Cork T12 N8N1**

No.6 Glandore Avenue instantly misleads you to thinking this is a quaint little cottage and privacy glass to the front living room windows gives no clues either.

This home has been lovingly and precisely extended and renovated (c.2007) to provide a wonderful light filled family home.

From the cosy living room to the bright glazed kitchen/dining area and all the extras of ample storage, three spacious bedrooms, high quality finishes... this home has it all. Yet, there is more!

The rear garden enjoys an easterly aspect and has a low maintenance composite deck area off the back of the house.

And if all that wasn't enough, Glandore Avenue is situated in a most desirable location, a short stroll to the Marina, a bus route, a selection of bars and café's a stone throw away as well as all the amenities Blackrock has to provide.

**MID TERRACE****3 BED/3 BATH****(168sqm/1,808sqft)****BER C2****Agent: Suzanne Tyrrell**  
**Phone: 086 607 9200****Viewings Strictly By Appointment With Sole Agency**

## ACCOMMODATION

### Entrance Hall

### Lounge Room

With hard wood flooring. Open fire with granite insert and wood surround.

### Cloak Cupboard

### Kitchen cum Dining Area and Family Room

Tiled floor covering to kitchen area with floor and eye level fitted units. Larder Fridge, plumbed for dishwasher, gas cooking, electric double oven.

Hard wood flooring to dining and family room area

Large sliding door opens onto composite deck area and rear garden

### Utility Room

Large room plumbed for washing machine and dryer with fitted storage.

### Guest Toilet

WC with wash hand basin and wc.

### Larder

shelved floor to ceiling for storage.

## First Floor

### Bedroom 1

Carpet floor covering.

Walk in wardrobe - well fitted with shelving and hanging space. Separate fitted sliderobe style wardrobe.

### Ensuite

Tiled floor to ceiling. Pumped shower, wc and wash hand basin.

### Bedroom 2

Carpet floor covering

### Bedroom 3

Carpet floor covering

### Bathroom

Tiled floor and wet areas. Concealed storage cupboard, bath, wc and wash hand basin.

### Hot press

shelved for linen storage.

## Features

- > Quality fixtures and fittings throughout
- > Gas fired central heating
- > PVC double glazed windows

Parking available at southern end of Glandore Avenue (not assigned)



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