

myhome.ie

property.ie

# 49 Meadow Park Lawn

Ballyvolane • Cork • T23 Y7Y7

**BER D2**



*Guide: €245,000*

**Michael Dorgan** Auctioneers & Valuers, Baldwin Street, Mitchelstown, Co. Cork

[www.michaeldorgan.ie](http://www.michaeldorgan.ie)

Tel: 025 85 700 Fax: 025 85 708 Email: [info@michaeldorgan.ie](mailto:info@michaeldorgan.ie)

[michaeldorgan.ie](http://michaeldorgan.ie)



PSR Licence  
No: 002337





## Features

### **For Sale by Private Treaty**

We are delighted to present to the market this superbly located 3-bedroom family home within walking distance of amenities. Located in mature residential Cul De Sac, just 3.5km from Cork City Centre, with Ballyvolane & Blackpool Shopping centres within a stones throw. Ballyvolane itself offers many amenities with a playground, GAA complex, soccer club, tennis court all nearby. This well cared for owner occupied home is presented to the market in pristine condition.

- 110m<sup>2</sup> / 1184sqft
- 3-bedroom house. 2 Bathrooms.
- Stira, attic flooring & lighting.
- Dual Heating, OFCH & Solid fuel.
- PVC double glazing throughout.
- Built in storage including wardrobes.
- Substantial block-built garden shed.
- Low maintenance garden.
- Quality tiling & timber floors.



## Accommodation

### Ground floor.

#### Entrance Hall:

1.94m x 1.82m

(6' 4" x 6')

Light fitting, timber floor,

under stairs storage, radiator, power points.

#### Livingroom:

5.17m x 3.60m

(17' x 11' 9")

Open fireplace with electric insert, marble heart & insert with timber surround, timber floor, roller blind, radiator, power points.

#### Under stairs storage:

0.80m x 0.36m

(2' 8" x 1' 2")

#### Kitchen/dining room

3.66m x 2.90m

(12' x 9' 6")

Wall & floor kitchen units, dark work surfaces, tile back splash, extractor fan, plumbed for dishwasher, dual light fittings, roller blind, ceramic floor tiles, radiator, power points.

#### Sunroom

5.21m x 3.23m

(17' 1" x 10' 7")

Timber floor, panelled ceiling with recessed light, velux type window, power points, radiator, French doors onto garden, venetian blinds.

#### Utility:

1.67m x 1.51m

(5' 6" x 5')

Wall & floor units, ceramic floor tiles, plumbed for utilities, roller blind.

#### WC:

1.62 m x 1.50m

(5' 4" x 4' 11")

WHB & toilet, Triton elec shower, ceramic floor tiles, tiled floor to ceiling shaving light, roller blind, radiator.

### First floor.

#### Bedroom 1:

5.13m x 3.29m

(16' 10" x 10' 9")

Timber floor, built in wardrobes, venetian blinds, wired for television, radiator, power points.

#### Bedroom 2:

3.69m x 2.50m

(12' 1" x 8' 2")

Timber floor, built in wardrobe, roller blinds, wired for television, radiator, power points.

#### Bedroom 3:

3.35m x 2.58m

(11' x 8' 6")

Timber floor, built in wardrobe, roller blinds, wired for television, radiator, power points.

#### Hot-press:

Shelved, insulation jacket on cylinder.

#### Bathroom:

2.89m x 1.62m

(9' 5" x 5' 4")

Vanity unit & toilet, triton electric shower, vinyl flooring, roller blind, radiator, extractor fan & fan heater.



# Building Energy Rating

BER/DEC

Address 49 MEADOW PARK LAWN BALLYVOLANE CORK CO. CORK	Date Of Issue 22-08-2020	Type Of Rating Existing Dwelling
Building Energy Rating D2 283 34 (kWh/m <sup>2</sup> /yr)	Date Valid Until 22-08-2030	DEAP Version 4.0.0
CO2 Emissions Indicator 70.75 (kgCO <sub>2</sub> /m <sup>2</sup> /yr)	BER/DEC Number 112378047	

Dwelling Details

Dwelling Type: Semi-detached house	Floor Area: 109.89 (m <sup>2</sup> )	Main Space Heating Fuel: Oil
No. of Storeys: 2	Wall Type: Mixed Masonry/Timber	Main Space Heating Efficiency: 79%
Year of Construction: 1977	Glazing Type: Double Glazing	Main Water Heating Fuel: Oil
		Main Water Heating Efficiency: 79%

# Directions

49 MEADOW PARK LAWN  
BALLYVOLANE  
CORK  
T23 Y7Y7 Eircode found

[Address Query?](#)



# Site

Property Details

- Back
- Folio Number: CX12169F
- Title Level: Freehold
- Plan Number: 75
- Property Number: 1
- Area of selected plans: Not available.
- Number of Plans on this folio: 1
- Address: 49 Meadow Park Lawn, Ballyvolane, Cork, T23 Y7Y7
- Add to Basket
- Create Alert
- \*PRA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(3) of the Land Registration Rules 2012.
- View Basket
- Print Current View
- Help







Viewing

[www.michaeldorgan.ie](http://www.michaeldorgan.ie)



Strictly by appointment with sole agent.

**Michael Dorgan** Auctioneers & Valuers

Baldwin Street,  
Mitchelstown,  
Co. Cork  
info@michaeldorgan.ie  
+353 (0)25 85 700



Important Notice: The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for sale subsequently entered into. (subject to contract/contract denied).

Information gathered from public sources may be subject to copy write, we are happy to acknowledge same if it becomes known to us. Any form of this brochure may not be reused without our prior permission & is subject to copyright.

Appliances freestanding & built in are not part of this sale.