

49 Meadow Park Lawn

Ballyvolane • Cork • T23 Y7Y7

BER D2

Guide: €245,000

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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.

- 110m² / 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:

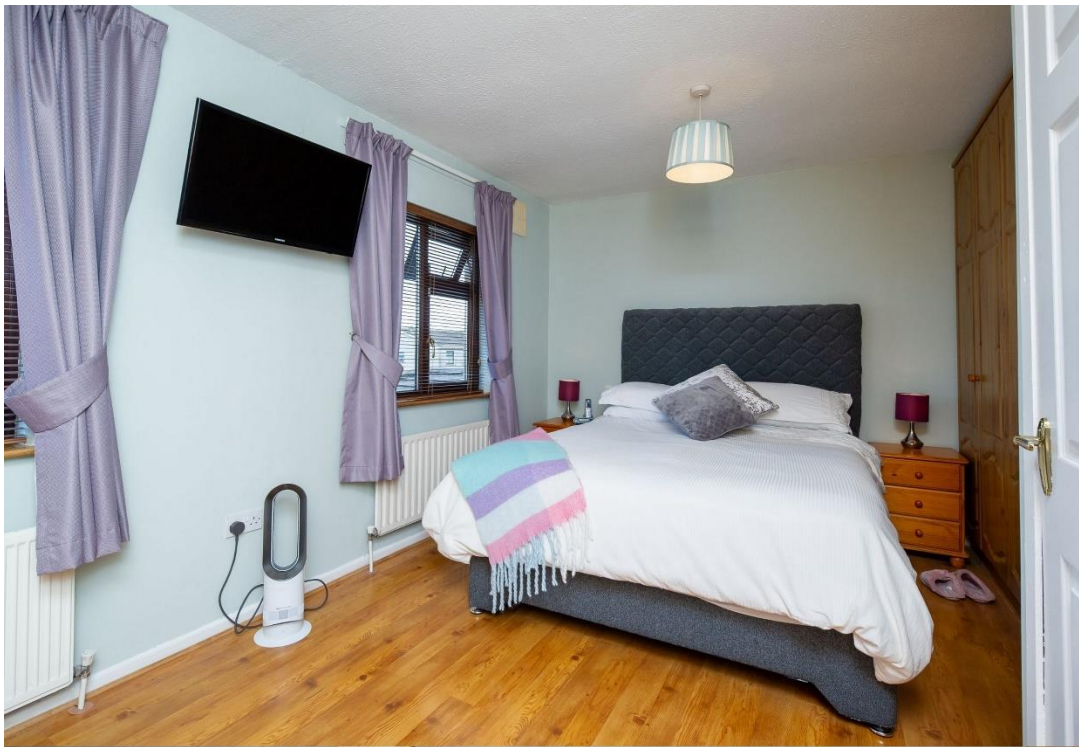
Shelved, insulation jacket on cylinder.

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 Date Valid Until 22-08-2030	Type Of Rating Existing Dwelling DEAP Version 4.0.0
Building Energy Rating D2 283.34 (kWh/m ² /yr)	BER/DEC Number 112378047	
CO2 Emissions Indicator 70.75 (kgCO ₂ /m ² /yr)		

Dwelling Details

Dwelling Type: Semi-detached house	Floor Area: 109.89 (m ²)	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%

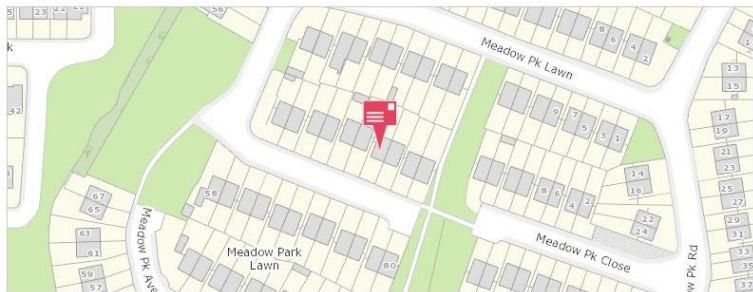
Site



Directions

49 MEADOW PARK LAWN
BALLYVOLANE
CORK
T23 Y7Y7 Eircode found

Address Query?







Viewing

www.michaeldorgan.ie



Strictly by appointment with sole agent.

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