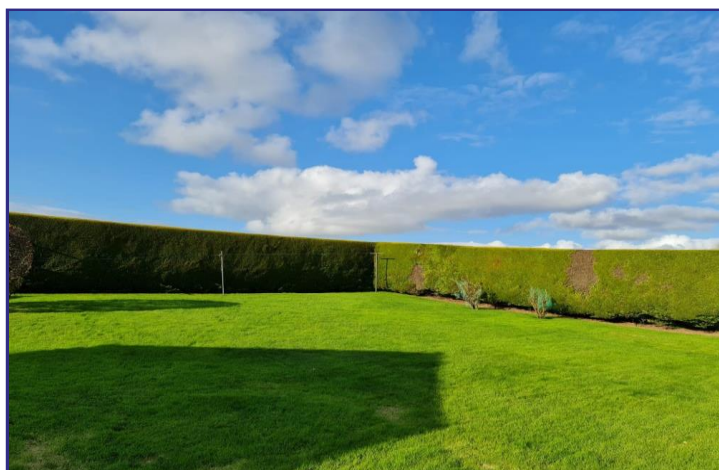


Ballygarvan Upper, Ballygarvan, Cork



ERA Downey McCarthy are delighted to present to the market this deceptively spacious 6 bedroom detached property set in an idyllic rural location and yet within easy access of Cork City. The property benefits from a large manicured site measuring c.0.19 Ha. (0.47 acres).



AMV: €395,000

PSRA Licence No. 002584

Accommodation

- Entrance Porch 2.25m x 2.3m
- Main Hallway 3.25m x 1.76m
- Sitting Room 4.0m x 6.33m

A bright entrance porch with attractive cornicing, one centre light fitting, two roller blinds, one wall mounted radiator and timber flooring. A semi-glazed panel door leads into the main hallway.

The hallway also has cornicing, one centre light fitting, a wall mounted radiator, four power points and timber flooring. This leads into the sitting room.

The main sitting room has a feature bay window overlooking the front of the property with roller blinds and curtains. This room has two centre light fittings, two wall lights, attractive cornicing and a solid fuel stove with a stone surround fireplace and tile hearth. Other features include fitted shelving for storage, fitted bookshelves, ten power points, two radiators and timber flooring.




- Living Room 3.27m x 5.75m
- Dining Room 5.38m x 3.61m

The living room has one window overlooking the side of the property. The room has cornicing, one centre light fitting, a fireplace with a gas stove, six power points, timber flooring and double doors lead into the dining room.

This room has a feature bay window with double doors allowing access to the rear yard. Two other windows with roller blinds to the side of the property and a large Velux window flood this room with natural light. Features include recessed spot lighting, two wall mounted heaters, a solid fuel stove, timber flooring, six power points and an open archway leading into the kitchen.



• Kitchen	3.47m x 3.69m	<p>The kitchen has fitted units at eye and floor level with an extensive worktop counter and tile splash back. This room has a dual aspect with windows overlooking the front and side of the property, one centre light piece and tile flooring. The kitchen has an integrated oven, electric hob, extractor fan, stainless steel sink, plumbing for a dishwasher and ten power points. A solid door provides access into the utility room.</p> 
• Utility Room	1.61m x 3.44m	<p>The utility room has one window overlooking the rear of the property and a door providing access to the rear garden. The room has fitted units at eye and floor level, plumbing for a washing machine, one centre light fitting and four power points.</p>
• Bedroom 1	4.32m x 4.63m	<p>A spacious double bedroom with a dual aspect as windows overlook the side and rear of the property. The room has one centre light fitting, one radiator, carpet flooring and six power points.</p>
• En Suite 1	2.2m x 2.08m	<p>The en-suite includes a shower cubicle featuring a Mira Sport electric shower.</p>
• Bedroom 2	4.12m x 3.26m	<p>This bedroom overlooks the rear of the property. Features include one centre light fitting, one radiator, two power points and carpet floor covering.</p>
• En-Suite 2	0.91m x 2.32m	<p>A two piece suite with a fully enclosed shower cubicle that has a fitted Triton T90 SI electric shower.</p>
• Bedroom 3	2.59m x 3.6m	<p>This room has one window overlooking the side of the property with a fire escape ladder. The room has one centre light fitting, a double built-in wardrobe, wall mounted radiator, carpet flooring, two power points and a television point.</p>
• Bedroom 4	2.36m x 3.59m	<p>This bedroom has one window to the side of the property with curtains, one centre ceiling light, one radiator, a built-in wardrobe, two power points, one television point and carpet flooring.</p>
• Bedroom 5	2.74m x 2.63m	<p>This room overlooks the front of the property and the window is fitted with a roller blind and curtains. Features include a double built-in wardrobe, one recessed ceiling light, carpet flooring, four power points and two television points.</p>


• Bedroom 6	2.65m x 3.11m	A double room with one window overlooking the front of the property with roller blind and curtains. The room has one centre light fitting, one radiator, four power points and carpet floor covering.
• Main Bathroom	3.31m x 1.81m	The bathroom has a three piece suite with shower head fitted over the bath. This room has one window overlooking the rear of the property and provides access to the hot press which has and electric immersion and is shelved for storage.
• Shower Room		A shower cubicle with a Triton T90SI electric shower, an extractor fan and one centre light fitting.
• W.C	0.89m x 2.07m	The guest W.C. has tile flooring, one W.C., one wash hand basin, an electric water heater, one centre light fitting and one shaving light.
• Garage		The garage includes a service pit.
• Converted Attic	2.89m x 10.23m	This area is ideal for storage and provides access into the eaves. Features include two florescent lights, two Velux windows to the rear of the property, carpet flooring, one radiator and eight power points.

Features

- 263 Sq.M. (2,830 sq.ft.)
- Built in 1974
- GFCH
- Septic Tank
- Private Well
- Private parking
- Electric gates
- Fully alarmed
- Walls pumped with insulation
- Large 6 bedroom detached residence Ideal family home
- Ample storage
- Converted attic
- Easy access to Cork Airport and Cork City Centre

Directions

Please see Eircode T12 DYW6 for directions.

	<p>Sean McCarthy 60 South Mall, Cork 0868385768 sean@eracork.ie</p>
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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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