



Downey McCarthy

...the people you can trust

7 East Avenue, Lios Rua, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this deceptively spacious, three double bedroom semi-detached property which is presented in turnkey condition throughout, finished with high end fixtures and fittings and situated in the much sought after location of Lios Rua, Ballyvolane. The property benefits from its location close to all local amenities including the 207 Bus route, excellent primary and secondary level schools, the North Ring Road network, shops, bars and restaurants.



AMV: €285,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 92 Sq. M. / 990 Sq. Ft.
- Built in 2006
- BER C1
- Three spacious double bedrooms
- Gas fired central heating
- South west facing rear garden
- Quiet cul-de-sac location within the estate fronting onto a large green area
- 5 minute walk to Ballyvolane shopping centre
- Located on the 207 bus route to Douglas and Cork city centre
- Off-street parking for 2 cars

| RECEPTION HALLWAY

6.18m x 1.74m (20'2" x 5'7")

A teak door with glass centre panelling allows access to this beautifully welcoming reception hallway offering superb walnut timber flooring and attractive decor. There are two light fittings, one radiator and extensive under stair storage. Located off the hallway is a guest w.c.

| GUEST W.C

1.3m x 1.15m (4'2" x 3'7")

This guest w.c. features a two piece suite, tile flooring and a tiled splashback. There is one window to the front of the property, one centre light piece and one radiator.

| LIVING ROOM

4.5m x 3.51m (14'7" x 11'5")

A spacious main living room has one window to the front of the property including a Venetian blind. The room has high quality walnut timber flooring, attractive neutral décor, one large radiator, one centre light piece and a feature fireplace with electric insert. There are eight power points, one television point and one telephone point.



| KITCHEN/DINING

3.16m x 5.4m (10'3" x 17'7")

A magnificent open plan kitchen/dining area features modern white high gloss fitted units with contrasting walnut worktop counters together with an integrated oven, hob, extractor fan and dishwasher and plumbing for a washing machine, space for a fridge freezer and a bowl and a half sink. A window overlooks the rear of the property and a sliding glass doors allows access to the back garden. The room offers extensive dining space, one centre light piece, recessed spot lighting, one radiator, wall-mounted shelving, one television point and ample power points.



| STAIRS AND LANDING

3m x 2.07m (9'8" x 6'7")

The stairs and landing have been fitted with carpet flooring. The landing has a south facing window to the side of the property which floods the area with natural light, one centre light piece, a smoke alarm and two power points. Located off the landing is a hot press area is shelved for storage and an access hatch to the attic.

| BEDROOM 1

3.49m x 3.18m (11'4" x 10'4")

A spacious double bedroom has one window to the rear of the property including a curtain rail, curtains and a Venetian blind. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator, ample power points, one television point, one telephone point. A door from the room allows access to the en-suite bathroom.



| EN-SUITE

0.77m x 2.29m (2'5" x 7'5")

The en-suite bathroom features a three piece suite with a Triton t90sr electric shower and impressive tiling throughout. There is one centre light piece, one extractor fan and one radiator.

| BEDROOM 2

3.21m x 3.18m (10'5" x 10'4")

This spacious double bedroom has a window overlooking the front of the property including a curtain rail and curtains. There is carpet flooring, built-in wardrobes from floor to ceiling, one centre light piece, one radiator and ample power points.



| BEDROOM 3

3.76m x 2.59m (12'3" x 8'4")

A generous sized double bedroom has one window to the front of the property, carpet flooring and built-in storage. There is one centre light piece, one radiator, two power points and one telephone point.



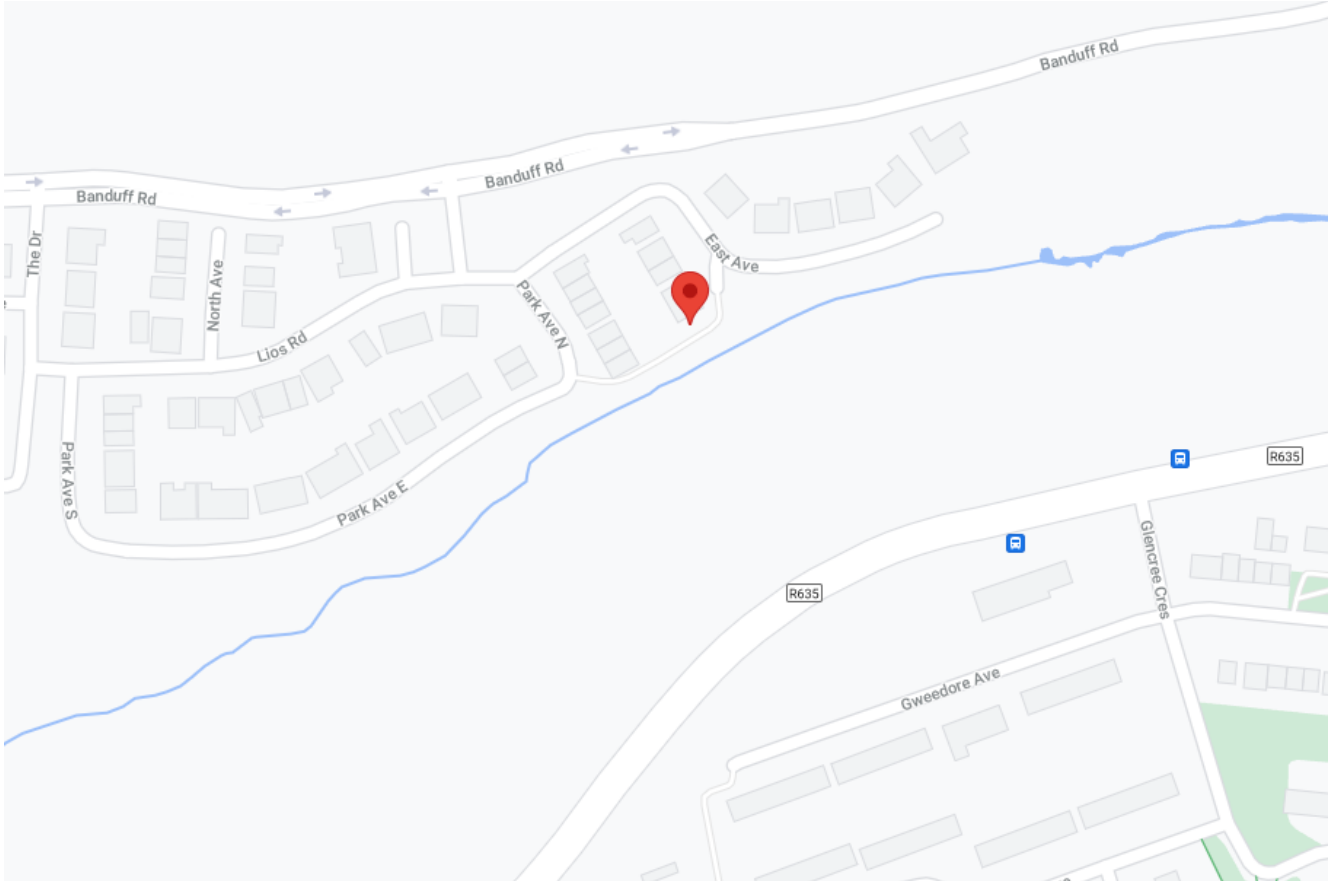
| FAMILY BATHROOM

1.97m x 2.25m (2'5" x 7'5")

The family bathroom features a four piece suite with a pump action shower fitted over the bath. Other features include impressive floor tiling, one window to the rear of the property, one centre light piece, one extractor fan and one radiator.

| DIRECTIONS

Please see Eircode T23 PP7W for directions.



| ALL ENQUIRIES TO:

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