

## 33 Killeenreendowney Avenue, Ballyphehane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this recently refurbished, two bedroom terraced property in the highly desirable location of Killeenreendowney Avenue, Ballyphenane. The property offers a modern attractive internal finish, a spacious rear garden and benefits from its close proximity to all local amenities including shops, schools, restaurants and bus routes to Cork city centre. The property is within a 15 minute walk of UCC, The Bons Secours hospital and Wilton.



**AMV: €265,000**

**BER E2**

**60 South Mall, Cork.**

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PSRA No. 002584

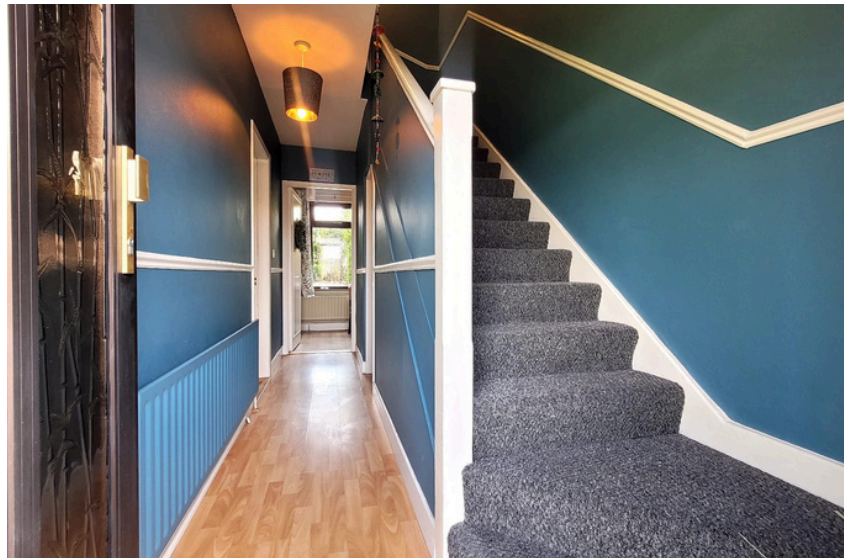
## | FEATURES

- Approx. 70.51 Sq. M. / 759 Sq. Ft.
- Built in 1955
- BER E2
- Gas fired central heating / Double glazed aluminium windows
- Two spacious double bedrooms
- Recently rewired
- Attractive colour palette
- Recently remodelled shower room
- Enclosed rear garden which is not overlooked
- Sought after residential area with easy access to UCC, Turners Cross, The Lough & Wilton
- Close to schools, shops and main bus routes

## | RECEPTION HALLWAY

4.6m x 1.8m (15'0" x 5'9")

A aluminium door with glass centre panelling allows access to the main reception hallway. The area has attractive décor with high quality laminate timber flooring, one centre light piece, one radiator, extensive under stair storage, and four power points.



## | LIVING ROOM

4.5m x 3.38m (14'7" x 11'0")

A spacious main living room has one window to the front of the property including a curtain rail and curtains. The room has high quality laminate timber flooring, attractive décor, an open fireplace and built-in storage space. There is one centre light piece, ten power points, one television point, one broadband point, and one radiator.





## | KITCHEN/DINING

3.07m x 5.31m (10'0" x 17'4")

The kitchen features hand-painted fitted units at eye and floor level with worktop counter and tiled splashback to both sides of the room. There is vinyl flooring, one centre light piece, eight power points, a stainless steel sink with drainer unit, space for an oven, and a washing machine. One window overlooks the rear garden, and a PVC door with glass panelling allows access to same.



The L-shaped dining area has vinyl flooring, one window to the rear with curtain rail and curtains, one centre light piece, one large radiator, built-in storage, one television point, and four power points.



## | STAIRS AND LANDING

The stairs and landing are fitted with new carpet flooring throughout. The landing area has attractive décor, one centre light piece, two power points, a carbon monoxide alarm, a mains operated smoke alarm, and an access hatch to the attic.

## | BEDROOM 1

3.03m x 5.31m (9'9" x 17'4")

A spacious double bedroom has two windows to the front of the property, both including curtain rails and curtains. The room has high quality carpet flooring, extensive built-in storage space, one centre light piece, one radiator, eight power points, and one television point. A Stira staircase allows access to the attic from the room.



## | BEDROOM 2

3.5m x 3.1m (11'4" x 10'1")

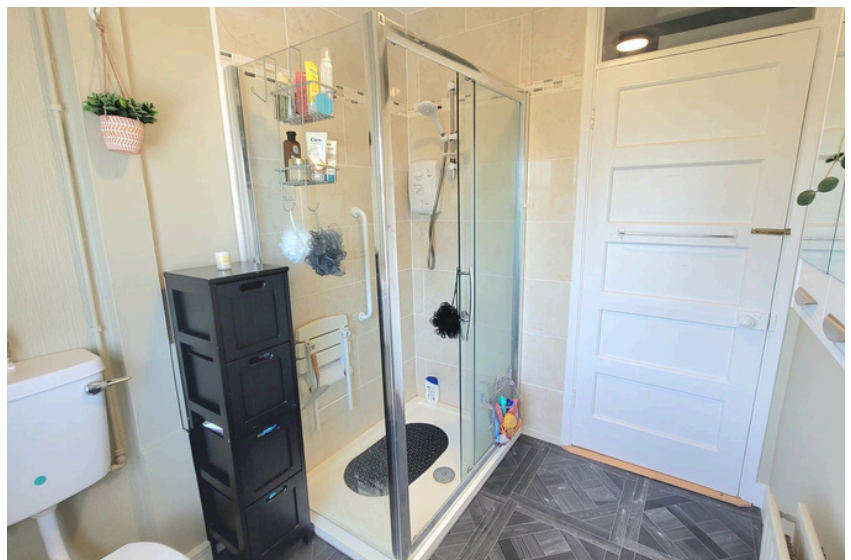
A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has carpet flooring, attractive décor, one centre light piece, one radiator, eight power points, one television point, and a hot press area which is shelved for storage.



## | SHOWER ROOM

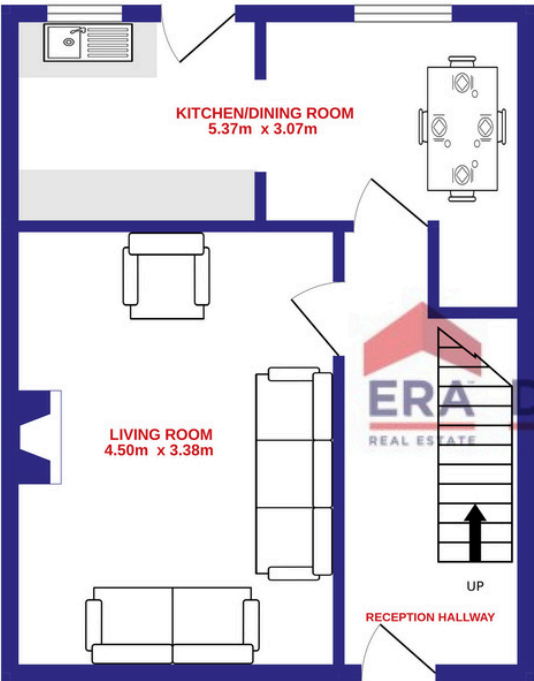
2.4m x 1.97m (7'8" x 6'4")

The newly modernised shower room features a three piece suite including a double corner shower cubicle incorporating attractive modern wall tiling and a Triton T80Z electric shower. The room has vinyl timber flooring, one window to the rear, one centre light piece, wall-mounted shelving, and one radiator.

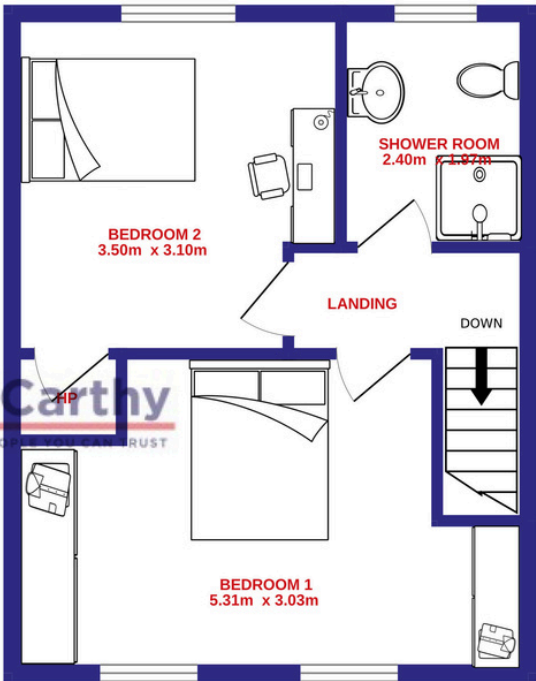


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR

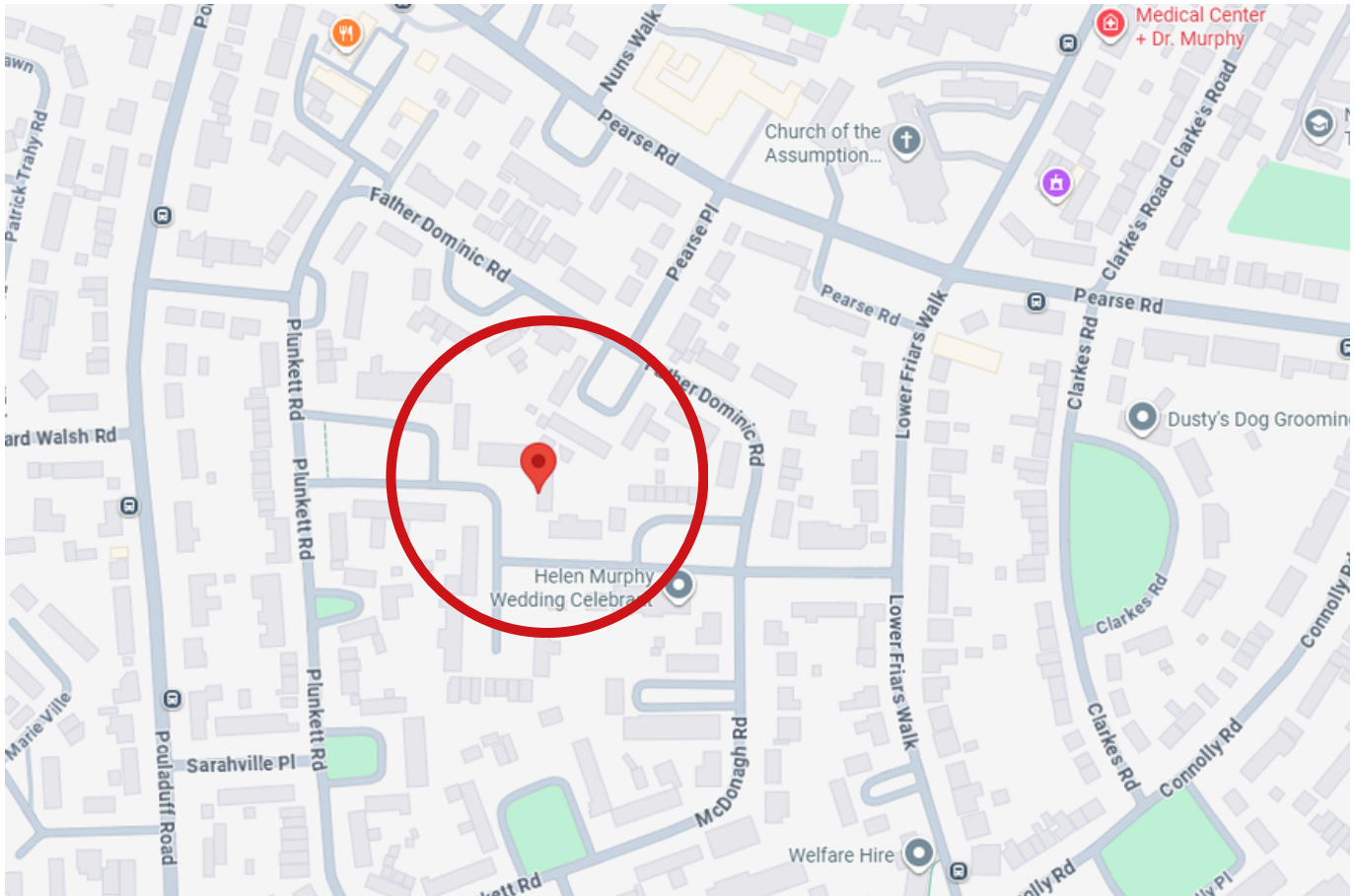


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## | DIRECTIONS

Please see Eircode T12 F9K7 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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