

Coolmaine, Boreenmanna Road, Blackrock, Cork.

BER C1



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this impeccably presented, recently modernised and extended semi detached bungalow positioned a private south facing site in one of Cork city's most sought after residential addresses. Lovingly cared for during its current owners tenure the property boasts magnificent light filled open plan living accommodation.



AMV €375,000

PSRA Licence No. 002584

Accommodation

- Entrance Hallway 1.41m x 2.17m
- Guest W.C 1.09m x 1.72m
- Open Plan Living/Dining Area 6.15m x 5.63m

The entrance hallway has two recess ceiling lights, tile flooring and two power points. A guest W.C is accessed from the hallway. One window overlooks the side of the property.

The guest W.C has two recess ceiling lights, tile flooring and partly tiled walls. Features include a wash hand basin, one W.C and one window overlooks the front of the property.

The room has recess spot lighting throughout, an open fireplace with a wood burning stove and marble hearth. Double patio doors lead out to the front of the property where the area offers a paved patio and a garden that is laid to lawn.

Other features include timber flooring, ten power points and one window over looking the side of the property at the dining area. This dining area also leads through to a kitchen.



- Kitchen 5.1m x 2.7m
- Utility Room 1.54m x 2.6m
- Bedroom 1 3.57m x 3.53m

The kitchen has recess spot lighting, one window to the side of the property and two windows overlooking the rear. The kitchen has fully fitted, high gloss units at eye and floor level and extensive worktop counter, integrated gas hob, oven extractor fan and microwave. The kitchen has a fully tiled floor and a door leads into a utility room.

This room has two recess ceiling lights and is plumbed for a washing machine and drier. Other features include a stainless-steel sink, shelving for storage, eight power points and a door leads out to the rear of the property.

The main bedroom has recess spot lighting and one window overlooks the front of the property. The room also includes eight power points and timber floor. The main bedroom also has a en suite and walk-in wardrobe.

Walk-in wardrobe 2.43 x 1.41

The walk-in wardrobe has timber flooring and is fully shelved for storage.

