



# Downey McCarthy

*...the people you can trust*

## 22 Marieville, Pouladuff Road, Ballyphehane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this extended, three bedroom semi-detached property located in a much sought after residential setting in Marieville, Pouladuff Road, Cork. An ideal first time buy or investment opportunity, this property benefits from its fantastic location close to a host of amenities including UCC, CUH, The Lough and Wilton Shopping Centre while being within easy access of the N40 road network.



**AMV: €275,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 105.78 Sq. M. / 1,139 Sq. Ft.
- Built in 1950
- BER D2
- Oil fired central heating
- Double glazed windows
- Three double bedrooms
- Sought after mature residential location in a quiet cul-de-sac setting
- Off street parking
- Close to a host of amenities including shops, supermarkets, UCC, CUH and The Lough
- 15 minutes' walk to The Lough
- 25 minutes' walk to Cork city centre
- Easy access to the N40 road network
- On the 203, 214 and 219 bus routes
- Ideal first time buy/investment opportunity

## | RECEPTION HALLWAY

6.8m x 2.56m (22'3" x 8'3")

A PVC door with glass centre panelling allows access to the main reception hallway. The spacious hallway has vinyl floor covering, attractive neutral décor, a vaulted ceiling to the first floor level, one radiator, under stair storage, one centre light piece and one power point.

## | LIVING ROOM

4.5m x 3.2m (14'7" x 10'4")

This spacious main living room has one window to the front of the property, semi-solid oak timber flooring, one feature cast iron fireplace with mahogany surround and tile hearth, one radiator, one centre light piece, covings surrounding the ceiling, four power points and one television point.



## | KITCHEN/DINING

3.5m x 5.2m (11'8" x 17'0")

This spacious L-shaped room features units at eye and floor level with extensive worktop counter and tiled splashback, one window overlooking the rear garden and double doors allowing access to same. The kitchen has tiled flooring, an integrated oven, hob, extractor fan, dishwasher, space for a fridge freezer, a bowl and a half stainless steel sink, extensive storage space, one radiator, one centre light piece and eleven power points. The dining area offers laminate timber flooring, two additional power points, one centre light piece and one radiator.



## | FAMILY BATHROOM

3m x 1.5m (9'8" x 4'9")

The main family bathroom features a four piece suite including a Mira Elite SE electric shower fitted over the bath, impressive modern tiling with attractive border tiles, one window to the side of the property, one centre light piece, one extractor fan and one radiator.

## | UTILITY ROOM

1.72m x 1.5m (5'6" x 4'9")

Located off the hallway, the utility room has tiled flooring, space for a dryer, plumbing for a washing machine, built-in worktop counter, one centre light piece and two power points.

## | STAIRS AND LANDING

The stairs has been fitted with carpet flooring. The landing area has laminate timber flooring, recessed spot lighting, one centre light piece and an access hatch to the attic.

## | BEDROOM 1

4.8m x 3.3m (15'7" x 10'8")

A spacious double bedroom has one window to the rear of the property including a curtain rail, neutral décor, laminate timber flooring, one centre light piece, one radiator, six power points, one telephone point and built-in units ideal for storage.



## | EN SUITE

1.3m x 2.6m (4'2" x 8'5")

The en suite bathroom features a three piece suite including a Mira Sport electric shower, floor and wall tiling, one window to the side of the property, one radiator, one centre light piece and an extractor fan.

## | BEDROOM 2

4.64m x 3.25m (15'2" x 10'6")

A large double bedroom has one window to the front of the property, laminate timber flooring, attractive neutral décor, one centre light piece, one radiator, eight power points, built-in units from floor to ceiling and an additional built-in worktop area which could be used as an office desk/space. This room also enjoys superb views over the Spur Hill/Waterfall area.



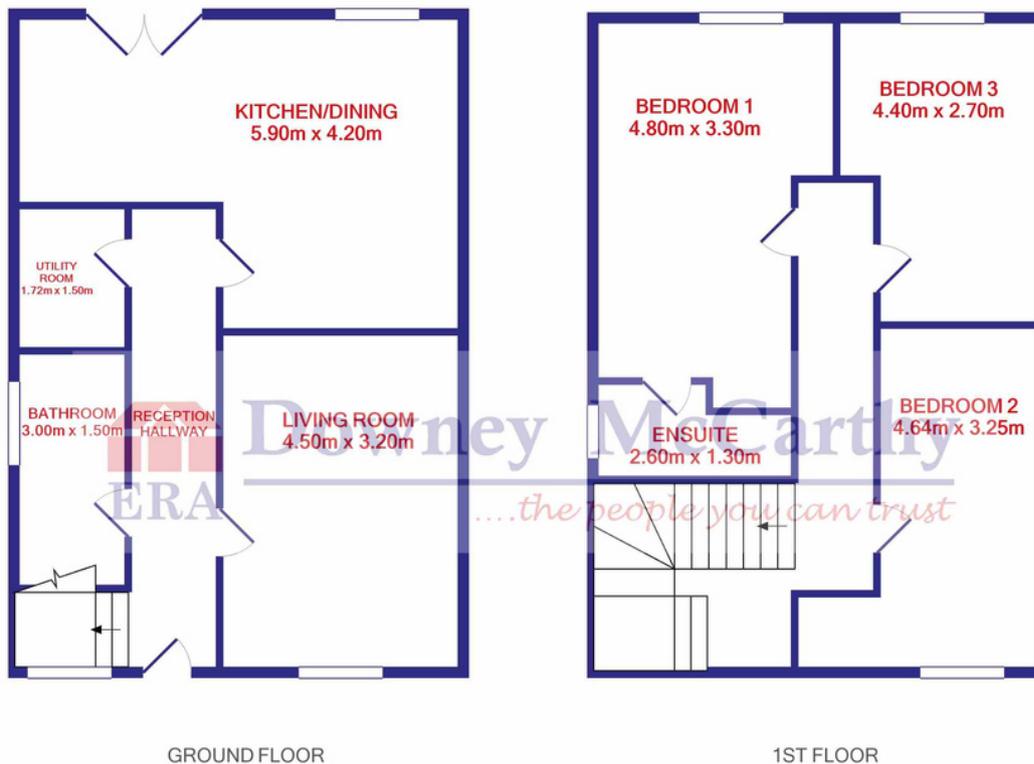
## | BEDROOM 3

4.4m x 2.7m (14'4" x 8'8")

This double bedroom has one window to the rear of the property, neutral décor, laminate timber flooring, one centre light piece, built-in units from floor to ceiling and six power points.



## | FLOOR PLAN



TOTAL APPROX. FLOOR AREA 105.8 SQ.M. (1139 SQ.FT.)

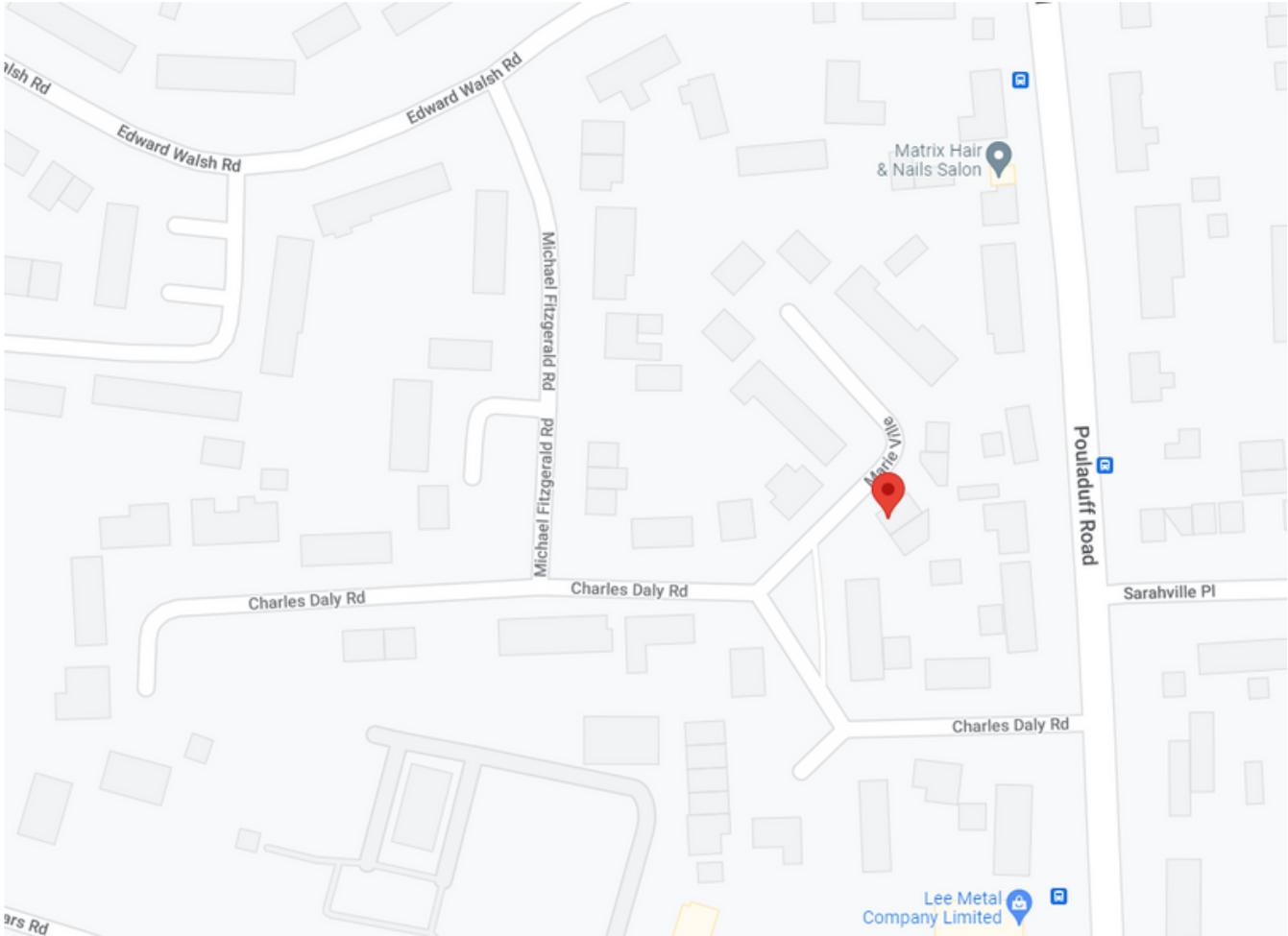
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metronix ©2022

**Disclaimer:** 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

## | DIRECTIONS

Please see Eircode T12 CR9F for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV

**087 7522244**

**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**  
ERA *...the people you can trust*

---

Solicitor Details:

Aidan O'Driscoll, Foley Turnbull Solicitors, Barrack Square, Ballincollig, Cork

---

**Disclaimer:** 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.