

52 Ard Na Greine, Ballyvolane, Cork. 



ERA Downey McCarthy Auctioneers are delighted to present to the market this excellent three bedroom semi-detached property that is very well designed on the ground floor with three separate living areas making it a very comfortable family home. The location is very good, being convenient to all amenities in Ballyvolane, Mayfield and Glanmire.



AMV: €250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.3m x 1.8m

A sliding door with glass inserts allow access into a porch. The porch area has tile flooring and a single light fitting. A solid wood door with a window to the left hand side allows access into the reception hallway.

The hallway has laminate flooring, a single light fitting, one double power point, thermostat control for the heating, an alarm control point, one phone point and one radiator. The hallway has a guest W.C neatly positioned under the stairs and there is access to some storage here also.

- Guest W.C

The guest W.C has a two piece suite and one frosted window overlooking the side of the property. Features include vinyl flooring, one radiator and a single light fitting.

- Living Room 4.7m x 3.5m

The living room has one window overlooking the front of the property with curtain rail and curtain. The room has a feature gas fireplace with an ornate surround. Features include a centre light fitting, two wall mounted light pieces, one radiator, vinyl flooring, three double power points and one television point. Double doors allow access into the dining room.



- Dining Room 3.73m x 2.96m

A spacious dining room with sliding glass doors providing the area with extensive natural light and allowing access to the rear garden. Features include vinyl flooring, two double power points, a centre light fitting, one television point, one radiator and an open arch allows access into the kitchen.



- Kitchen 3.32m x 1.89m

The kitchen has fitted units at eye and floor level with an extensive worktop counter and tile splash back. The kitchen has an integrated oven, hob and extractor fan, stainless steel sink and space for a washing machine and dishwasher. The room has one window overlooking the rear of the property, vinyl flooring and a centre light fitting. Other features include one radiator, thermostat control for the heating, gas boiler, three double power points and a glass panel door allows access to the rear garden.



- Stairs and landing 3.32m x 1.89m

The stairs and landing have carpet flooring throughout. The landing has one window overlooking the side of the property with blinds, a centre light fitting, one double power point, a hot press and access to the attic is gained from this area.

- Bedroom 1 3.75m x 3.46m

A spacious double bedroom that has one window with curtain rail and curtain overlooking the rear garden. Features include built-in wardrobes, wooden flooring, a centre light fitting, one radiator, a double power point and an en suite bathroom.

- En Suite 0.9m x 2.67m

The en suite has a three piece suite with with tile flooring, a light fitting, extractor fan and one radiator.


- Bedroom 2 3.73m x 2.87m A double bedroom with one window with blinds overlooking the front of the property. The room has a centre light fitting, one double power point, one radiator and vinyl flooring.
- Bedroom 3 2.68m x 2.47m A single room with one window with curtains overlooking the front of the property. The room has one centre light fitting, one radiator, one double power point.
- Bathroom 2.32m x 1.89m The main bathroom is situated to the rear of the property with a frosted window overlooking the rear garden. The bathroom has a three piece suite with a shower head fitted over the bath. Features include tile flooring, a light fitting, tile splash back around the bath and one radiator.

Features

- 95.48 Sq.M / 1028 Sq.Ft
- Built by Murnane & O'Shea in 1998
- Close proximity to shops, bars, restaurants & schools
- Easy access to Glanmire, Tunnel and North Ring Road
- Off street parking
- Natural Gas fired central heating
- Double glazed windows
- Generous sized rear garden
- Barna Shed in rear garden
- BER D1

Directions

Please see Eircode T23 A364 for directions.

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