

'Yola', 35 Woodvale Road, Beaumont, Blackrock, Cork City

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Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this magnificent 3 bedroom semi-detached property positioned on a spectacular large corner site with obvious future development potential subject to planning permission within this highly sought after cul de sac.


The site extends to Approx. 0.15 acres and will lend itself to a significant wrap around extension whilst still retaining a large rear garden



AMV: €395,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.41m x 2.87m
An open porch porch allows access to a PVC door with glass centre paneling which in turn allows access to the reception hallway. The area is flooded with natural light and features solid timber flooring which has been sanded and varnished to a high quality finish. Features include one centre light piece, extensive under stair storage, one radiator, one alarm control point and one telephone point. Under the stairs there is a fitted guest W.C
 - Guest W.C
The Guest W/c has a two piece suite, vinyl floor covering, integrated storage under the sink and one centre light piece.
 - Living Room 4.12m x 3.78m
The main living room has been tastefully decorated and has a window to the front of the property which includes a roller blind, a curtain rail and curtains. The room has carpet flooring, coving, one centre light piece, one large radiator and four power points. The room includes a fireplace with a gas insert and integrated storage on both sides of the fireplace.
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- Dining Area/Lounge 3.98m x 2.87m
This versatile room could serve a multitude of uses either as a formal dining room or a second living area. The room has one window to the rear of the property which overlooks the garden and has a curtain rail and curtain. Features include carpet flooring, one centre light piece, one large radiator, three power points and a raised gas insert. A door from the room allows access to the kitchen/dining area.
 - Kitchen/Dining 2.61m x 2.86m
The kitchen features units at eye and floor level on both sides of the room with a extensive worktop counter space. There is one window to the rear of the property and a PVC door which allows access to a rear utility area. The room has vinyl floor covering, one centre light piece, four power points, one extractor fan and one phone point.



- Utility/Lobby

Located off the kitchen this area has vinyl floor covering, plumbing for a washing machine, wall mounted shelving and two power points. A door from here allows access to the rear garden.

- Stairs and landing

The stairs and landing are fitted with carpet flooring. The top of the landing has one window to the side of the property with a roller blind, a curtain rail and curtains. The landing area has one centre light piece, one smoke alarm, access to the attic and a hot press area which is shelved for storage.

- Bedroom 1 3.81m x 3.78m

A magnificent double bedroom has one window to the rear of the property which includes a roller blind, a curtain rail and curtains. The room has impressive built-in units from floor to ceiling, carpet flooring, one centre light piece, one large radiator and one power point.



- Bedroom 2 2.93m x 3.78m

This spacious double room has one window to the front of the property which includes a roller blind, a curtain rail and curtains. The room has built-in units from floor to ceiling, carpet flooring, attractive décor, one centre light piece, two power points and one phone point.



- Bedroom 3 2.56m x 2.88m

This double room has one window to the rear of the property which includes a roller blind, a curtain rail and curtains. The room has carpet flooring, one large radiator, one centre light piece and one power point.

- Main Bathroom 2.55m x 1.75m

A newly refurbished family bathroom features a two piece suite with a double corner shower area incorporating a Triton electric shower. The room has impressive modern tiling throughout with attractive border tiles. Features include one window to the side of the property, one centre light piece, one extractor fan, built in storage under sink storage and one large radiator.

Features

- Spectacular corner site of Approx. 0.15 acres with future development potential subject to PP
- Underpinned with certification
- Approx. 94 Sq.M / 1012 Sq.ft
- Built 1965
- BER F
- Gas fired central heating
- Mature cul-de-sac location close to all amenities within Blackrock
- Ten minute drive to Cork city centre, Douglas Village & Mahon Point

Directions

Please see eircode T12 R82H for directions.



Garry O'Donnell
60 South Mall, Cork
087 7522244
garry@eracork.ie

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