

## 'St. Judes' 53 Riverview Estate, Ballyvolane, Cork City



ERA Downey McCarthy Auctioneers are delighted to launch to the market this Superb three bedroom semi detached bungalow situated in the heart of Ballyvolane. The property is situated on a large corner site adjacent to the North link Road and within a short stroll of the Ballyvolane Shopping Centre and Dunnes Stores.



€250,000

PSRA Licence No. 002584

## Accommodation

- Porch
- Main Hallway 3.3m x 3.3m
- Living Room 3.5m x 4.4m
- Sitting Room 3.6m x 3.04m
- Kitchen/Dining 4.54m x 3.86m

The porch has a fully tiled floor and the front door is a teak and glass panel front door that leads into the hallway.

A spacious T-shaped hallway, the area has one centre light fitting, Amtico flooring, radiator, radiator cover and solid doors lead to all rooms. Access to the attic can be gained from a Stira pull down stair case.

A glass panel door leads into the living room, the room has a feature fireplace, one large window overlooks the front fitted with blinds, curtains and curtain rail. The room has attractive décor, coving, ceiling rose, one centre light fitting, radiator and carpet flooring.



The sitting room is also accessed via glass panel door in the hallway, the sitting room has a brick fireplace with a built-in stove, one window overlooks the side of the property fitted with a blind and curtains. The room has one radiator, centre light fitting, carpet flooring and a glass panel door leads into the kitchen/dining.

A very spacious kitchen/dining that was extended many years ago to give plenty of room for a table and chairs. The kitchen has solid oak units, an integrated oven, hob and extractor fan. There is plenty of worktop space and dual aspect windows, one to the side and one to the rear of the property both allow in natural daylight from the East and South. The kitchen is plumbed for a washing machine and a stainless steel sink, plenty of storage units, tiled floor, one radiator and a centre light fitting. A glass panel door leads out to the rear garden.



- Bedroom 1

3.6m x 4.45m

The largest bedroom with one window overlooking the front, this room has one centre light fitting, radiator and a solid varnished wooden floor. A very spacious bedroom with plenty of room for wardrobe and storage space.



- Bedroom 2

5.3m x 2.59m

A double bedroom with built-in units up and over the bed with a vanity unit and mirror insert. The room has one window overlooking the back, one centre light fitting, three power points, one radiator and carpet flooring.



- Bedroom 3

2.7m x 2.7m

A small double room with built-in units up and over the bed. One window overlooks the back, fitted venetian blinds with curtain and curtain rail. The room has one centre light fitting, two power points and a semi-solid wooden floor.



- Main Bathroom 2.7m x 1.78m

The bathroom has a modern well fitted Mira Sport electric shower, fully tiled walls and floors, one W.C, one wash hand basin, fitted mirror, bathroom cabinet, radiator and towel rail.

## Features

- Approx 1,000 Sq. Ft
- Large corner site
- Spacious semi detached bungalow
- Oil Fired Central Heating
- Excellent location close to all amenities
- Quiet residential location
- PVC Windows throughout the property
- Detached garage and block built shed
- Private South/East facing rear garden

## Directions

From the main road coming out from the city and the Blackpool bypass, take the second turn on your right hand side at the traffic lights, into Riverview and 'Saint Judes', no.53 is the first house on the left hand side.

## Outside



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