

Pottery Road, Belvelly, Cobh, Cork 



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this spectacular, 6-7-bedroom detached dormer bungalow on a generous level site of Approx. 0.7 acres. The property also offers the benefit of a self-contained, one-bedroom granny flat with attic rooms and a garage suitable for further conversion.



AMV: €450,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.32m x 6.94m

This superb area has extensive natural daylight, carpet flooring and storage space under the staircase. Features include one radiator behind a radiator cover, four power points and a telephone point. This area provides access to the kitchen/dining area, the living room, two ground floor bedrooms, the lounge, and a guest W.C.

- Guest W.C 1.05m x 1.59m

The guest W.C located off the reception hallway features a two-piece suite. The room has tile flooring and timber paneling to the halfway point on the wall. Features include one window to the side of the property, one centre light piece, a tile splash back and one radiator.

- Living Room 4.22m x 5.14m

A spectacular main living room offers a sliding door allowing access to the front lawn area and a window with blinds, curtain rail and curtain. The room has attractive décor with coving, one centre light piece and a feature cast-iron fireplace with timber surround. Other features include carpet flooring, wall mounted lighting, six power points, a phone point and one radiator.



- Kitchen/Dining Area 4.04m x 7.03m

A magnificent open plan kitchen/dining area features solid oak fitted units at eye and floor level with an extensive worktop counter and centre island unit with integrated storage. The kitchen has tile flooring and the dining area has beautiful semi-solid oak timber flooring. One window overlooks the side of the property from the kitchen and has curtain rail, curtain and venetian blind. The kitchen has a stainless-steel sink, an integrated oven, hob, extractor fan and space for a fridge freezer and plumbing for a dishwasher.

The dining area is immaculately maintained and has attractive décor.

Features of the entire room include two light fittings, one radiator, fourteen power points and one phone point. Double doors with glass panelling allow access from the kitchen/dining to the living area at

the front of the property while a separate door allows access into the sunroom. Doors allows access to the main reception hallway and the utility area from the room.



- Lounge/Family Room/Bedroom 6

3.07m x 5.1m

A spectacular second living area has two windows overlooking the front of the property including a curtain rail and curtain on both windows. The room has magnificent décor with high quality carpet flooring, one radiator behind an attractive radiator cover and four power points. This room could act as a 6th bedroom for the property if required.



- Sun-Room

3.29m x 4.23m

The sun-room which is accessed off the kitchen/dining has tile flooring, one Velux window to the front and one to the rear of the property. There are two light fittings, one television point, and four power points.



- Utility Area 4.05m x 2.2m

Accessed off the kitchen the area has tile flooring, one centre light piece and built-in units at eye and floor level. There is plumbing for a washing machine, space for a fridge, freezer and drier, eight powers, an alarm control point and a door from here allows access to guest W.C.

- Guest W.C

The guest W.C features a two-piece suite with tile flooring and timber paneling to the halfway point on the wall. Features include one window to the side of the property, one centre light piece, a tile splash back and a wall mounted shelf.

- Garage 4.09m x 5.98m

The garage which is also accessed off the utility area has double timber doors to the outside of the property and one window overlooks the side of the property. The garage has a concrete floor, one centre light piece and numerous power points. While this area is currently used as a storage facility it could be converted to further living space if required.

- Bedroom 1 (ground floor) 4.03m x 3.33m

A spectacular double bedroom has one window rear of the property including a Venetian blind, a curtain rail and curtains. The room has high quality carpet flooring and attractive décor. Features include one centre light piece, one radiator, six power points and one television point.



- Bedroom 2 (ground floor) 3.08m x 3.93m
A large double bedroom has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, attractive décor, one centre light piece, one radiator, four power points and one television point.
- Stairs and landing
The stairs and landing have been fitted with new carpet flooring throughout. The landing area has extensive space which could lend itself to a home office area, children's play area or additional storage. The landing has one velux window to the front of the property, one radiator, two power points, one phone point and access to the walk-in hot press area which is shelved for storage. Access to the attic is gained from here.
- Main Bedroom (upstairs) 7.47m x 5.16m
A spectacular main bedroom offers a dual aspect with one velux window with integrated black out blind to the side of the property and double doors with curtain rail and curtain allow access to a balcony on the other side of the room. The room has magnificent modern décor with high quality carpet flooring, two centre light piece, two radiators, six power points, one television point and one telephone point. A door from the room allows access to an en suite bathroom.



- En Suite 1 2.93m x 1.16m
The en suite bathroom has one window to the side of the property. The area has tile flooring and modern tiling surrounding the double shower area which is fitted with a Mira Elite QT shower. Features include two wall mounted light pieces, one extractor fan and access to the attic can be gained from here.
- Bedroom 4 (upstairs) 6.07m x 3.34m
A fantastic double bedroom offers a dual aspect with one window overlooking the front of the property and one to the side. The room has new carpet flooring, one centre light piece, one radiator, six power points and one television point.

- Bedroom 5 (upstairs) 4.08m x 3.86m
A dual aspect room has a velux window overlooking the front of the property and one window to the side. Features include newly fitted carpet flooring, one centre light piece, one radiator, four power points.
- Family Bathroom 3.02m x 3.62m
The family bathroom has a velux window to the rear of the property and includes a five-piece suite. There is tile flooring, tiling around the shower and bath, built-in storage space, a tile splash back surrounding the sink and one radiator.
- Granny flat
This self-contained one-bedroom apartment built as an extension to the rear of the property has independent access from the main residence and could be used as a granny flat/investment opportunity with a rental potential of €1100 per month easily achievable.
- Living Room 4.1m x 6.08m
An aluminium door with glass panelling allows access to the main living room which has attractive laminate timber flooring throughout. There is one window to the side of the property with a curtain rail and curtains, three light fittings and an impressive array of built-in storage from floor to ceiling. There is one electric radiator, ten power points, one television point, and a door from the room allows access into an open plan kitchen/dining area.



- Open plan kitchen/dining area 3.62m x 4.24m
The open plan kitchen/dining area features superb modern units finished in an ivory colour scheme with an extensive worktop counter in an L-shape. The room has one window to the side of the property and double doors allow access to a maintenance free yard and garden. The kitchen includes an integrated oven, hob, extractor fan and stainless-steel sink. It also includes space for a drier, fridge freezer and plumbing for a washing machine. The kitchen has an integrated wine rack, bespoke tile splash back, eleven power points, one electric radiator and extensive dining space.

A door from the room allows access to a corridor which has carpet flooring and one window to the side of the property. From here a door allows access to a bedroom.



- Bedroom 4.65m x 4.26m

A dual aspect room has one window to the side of the property and double doors allowing access to a garden patio area. The room has carpet flooring, attractive neutral décor, one centre light piece, one electric heater, ten power points and a door allows access to a shower area.



- Shower Area
- Stairs and landing
- Attic Room no.1 2.92m x 4.31m

The shower area has a two-piece suite with a corner walk-in shower. There is modern tile flooring and from floor to ceiling, one centre light piece, a wall mounted light piece and an extractor fan.

A staircase from the living room which is carpeted throughout allows access to the first floor. At the top of the landing there is extensive storage facilities and a door allow access to an attic room and a bathroom.

This room has two large Velux windows to the side of the property which flood the room with natural light. The area has carpet flooring, one centre light piece, five power points, one telephone point, one electric heater and storage space. Double doors off the room allow access to a shower room.

- Shower Room
The shower area has a two-piece suite with a corner walk-in shower area with a Mira Elite electric shower. The room has modern wall and tile flooring. There is one centre light piece and a Velux window to the side of the property.
- Bathroom 2.69m x 2.62m
The bathroom features a three-piece suite with modern tiling. The room has one window to the side of the property, one centre light piece, one extractor fan, one wall mounted light piece, one wall mounted heater and storage under the sink.

Features

- Approx. 371.61 Sq.M/4,000 Sq Ft
- BER C2
- Built in 1994
- Approx. 0.7 acre site
- Extended 6-7 bedroom detached residence
- Immaculately presented property
- Substantial self contained 1 bedroom apartment with attic rooms
- Potential rental income of €1100 per month for the apartment
- Ideal family home with potential for an additional income from the apartment
- Mains water
- Septic tank
- Modern fitted kitchen
- New carpet flooring
- Attached garage suitable for conversion if required
- Gas fired central heating in the main property
- Electric heating within the apartment
- Excellent electrical specification



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