



# Downey McCarthy

*...the people you can trust*

## 1A Pynes Valley, Ballyvolane, Cork



ERA Downey McCarthy are delighted to present to the market this beautiful 3/4 bedroom detached property, presented in turnkey condition and finished to a very high standard of décor throughout. No. 1A is situated in the convenient and sought after residential location of Pynes Valley, Ballyvolane with a host of amenities at your doorstep as well as being within easy access of Cork city centre, Blackpool Shopping Centre and Retail Park, Glanmire and Blarney.



**AMV: €350,000**

**BER C1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 125 Sq. M / 1,345 Sq. Ft
- Built in 2006/7
- BER C1
- 3/4 bedrooms
- Attractive décor throughout
- Superb rear garden with patio area
- Detached block built outhouse
- Ideal for home office, gym or as a laundry/utility room
- Sought after residential location
- Ample off street parking
- Close to a host of amenities including Ballyvolane Shopping Centre
- Blackpool Shopping Centre and Retail Park is only 5 minutes drive
- Easy access to N20 road network, Cork city centre, Blackpool, Blarney
- On the 201 & 207 bus routes

## | RECEPTION HALLWAY

6.09m x 1.72m (19'9" x 5'6")

A teak door with centre glass panelling allows access to the reception hallway. The hallway has attractive neutral décor, tiled flooring, two light pieces, one frosted window to the front of the property, one radiator behind an attractive radiator cover and under stair storage. A doorway allows access into the guest w.c.

## | GUEST W.C

1.53m x 1.49m (5'0" x 4'8")

The guest w.c features a two piece suite, one frosted window overlooking the side of the property, tiled flooring, tiled walls, one centre light piece and one radiator.

## | LIVING ROOM

6.34m x 3.57m (20'8" x 11'7")

The spacious living room has one window overlooking the front of the property, one radiator, semi-solid wooden flooring, Most attractive feature fireplace with stove insert, neutral décor and recessed spot lighting.



## | OPEN PLAN KITCHEN/DINING

5.86m x 5.51m (19'2" x 18'0")

This superb room has a continuation of the tiled flooring from the reception hallway, one window to the rear of the property and a glass door allows access to the rear garden. The kitchen area has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, a stainless steel sink, integrated oven, hob and extractor fan, space for a microwave, integrated fridge freezer, one radiator behind a radiator cover and storage space. The room itself has plenty of dining space, neutral décor and recessed spot lighting.



## | STAIRS AND LANDING

5.14m x 2m (16'8" x 6'5")

The stairs and landing are fully carpeted throughout. At the top of the landing there is an access hatch to the attic, a hot press which is shelved for storage and one centre light piece. Solid fitted doors allow access to all rooms.



## | BEDROOM 1

4.86m x 2.9m (15'9" x 9'5")

This spacious double bedroom has one window overlooking the front of the property, attractive neutral décor, built-in wardrobe units, laminate timber flooring, recessed spot lighting and access to a walk-in wardrobe which can also be used as a fourth single bedroom if required. There is also access to an ensuite.



## | BEDROOM 4/WALK-IN WARDROBE

2.77m x 2.07m (9'0" x 6'7")

This room has one window overlooking the front of the property, laminate timber flooring, one centre light piece, plenty of built-in storage space and one radiator.



## | ENSUITE

1.15m x 2.53m (3'7" x 8'3")

The ensuite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, fully tiled floor and walls, recessed spot lighting, one radiator, one wall-mounted light piece and neutral décor.

## BEDROOM 2

3.67m x 2.75m (12'0" x 9'0")

This double bedroom has one window overlooking the rear of the property, one radiator, attractive neutral décor, built-in wardrobe units, laminate timber flooring and one centre light piece.



## BEDROOM 3

3.62m x 2.65m (11'8" x 8'6")

This double bedroom has one window overlooking the rear of the property, one radiator, attractive neutral décor, built-in wardrobe units, laminate timber flooring and one centre light piece.



## BATHROOM

2.16m x 1.83m (7'0" x 6'0")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, floor and wall tiling, one frosted window to the rear of the property and recessed spot lighting.



## | HOME OFFICE

3.14m x 5.6m (10'3" x 18'3")

This detached block built outhouse could be ideal as a home office, study, gym, playroom or even as a spacious laundry room. It has plumbing for a washing machine and a dryer, tiled flooring and plenty of storage space.



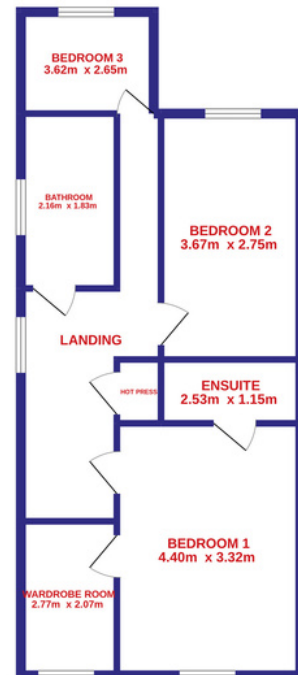
## | FLOOR PLAN



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LAUNDRY ROOM/OUTHOUSE



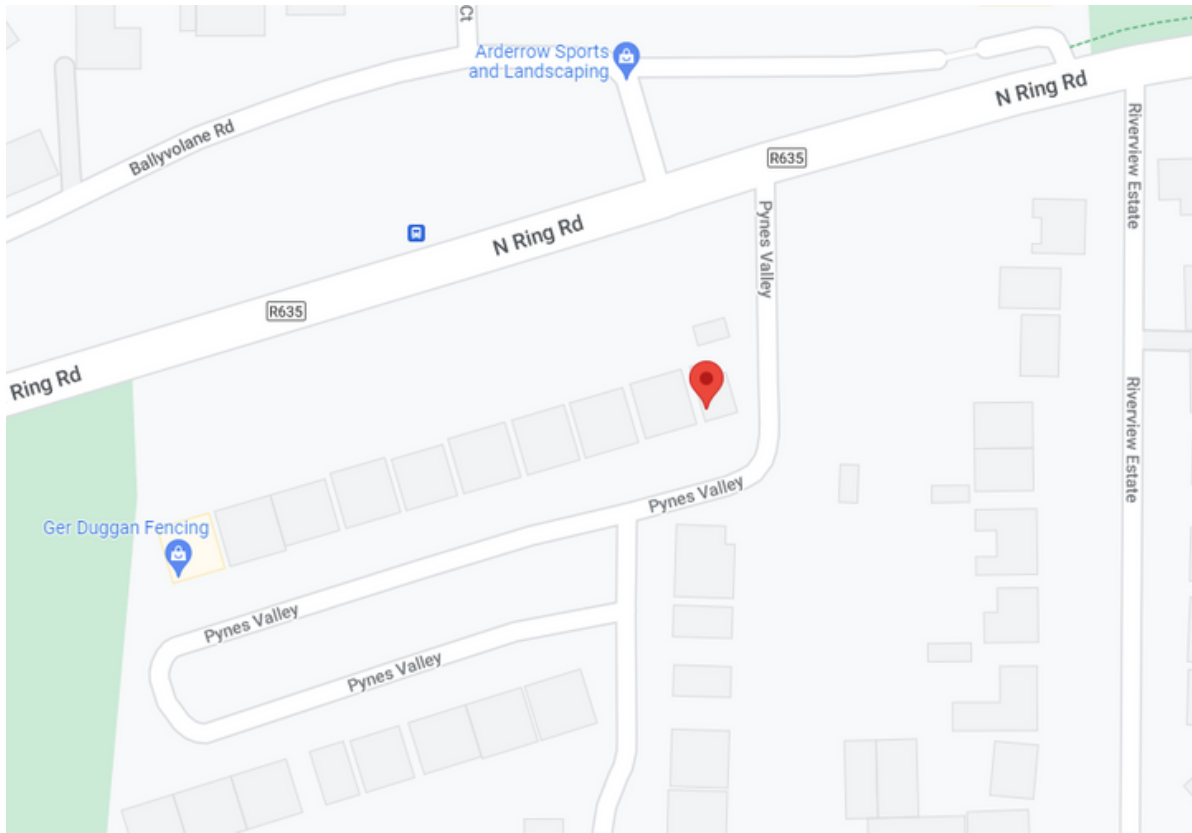
TOTAL FLOOR AREA : 102.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## | DIRECTIONS

Please see Eircode T23 CYW4 for directions.



## | ALL ENQUIRIES TO:

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Solicitor Details:

Lucy O'Leary, Martin A. Harvey & Co. Solicitors, 9 George's Quay, Cork

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