

## 113 Connolly Road, Ballyphehane, Cork City **BER C2**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this amazingly presented, recently renovated three bedroom terraced property in the much sought after location of Connolly Road, Ballyphehane. The property benefits from extra's such as a new energy efficient gas heating system, triple glazed windows and modern décor throughout.



€260,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway

A composite door with attractive stained glass centre paneling allows access into the main reception hallway. The hallway has tile flooring, attractive neutral décor, one centre light piece, two power points, two phone points and one radiator. A timber door with glass paneling allows access to the main living room from the hallway.

- Living Room 3.92m x 3.73m

This magnificent bright and spacious living room has been tastefully decorated and offers high quality laminate timber flooring, one centre light piece, one smoke alarm and one radiator. Other features include one window to the front of the property including net blind, curtain rail and curtain, six power points and two television points. A door with glass paneling from the room allows access to the kitchen/dining area.



- Kitchen/Dining 2.78m x 4.75m

This open plan kitchen/dining area has two windows to the rear of the property which flood the room with natural light and a PVC door with glass paneling allows access to the rear garden. There is an impressive modern fitted kitchen with high gloss cream fitted units at eye and floor level in an L shape, an extensive worktop counter with tile splash back and tile flooring. Features include two centre light piece, one smoke alarm, plumbing for a washing machine and space for a gas cooker with an integrated extractor hood. The room also has eleven power points and a door off the kitchen allows access to extensive under stair storage.

### Storage:

This useful storage area has a mix of tile and laminate timber flooring. There are two power points and two centre light piece.



- Stairs and landing

The stairs and landing are finished with carpet flooring. The landing has two centre light piece, one smoke alarm, integrated storage and a Stira staircase allows access to the attic. The attic area is floored, has lighting and is insulated.

- Bedroom 1                      3.63m x 3.09m

A magnificent master bedroom has one window to the rear of the property overlooking the garden. The room has high quality décor with impressive sliderobes fitted from floor to ceiling which add extensive storage space. The room has one centre light piece, carpet flooring, one large radiator, six power points, one phone point and one television point.



- Bedroom 2                      2.78m x 3.09m

A magnificent double bedroom has one window to the front of the property which includes a roller blind, net blind, curtains and a curtain rail. The room has carpet flooring and impressive neutral décor. There is one centre light piece, one large radiator and six power points.



- Bedroom 3 2.67m x 2.17m

A large single room has one window to the rear of the property which includes a roller blind. The room has carpet flooring, neutral décor, one large radiator, one centre light piece and two power points.

- Bathroom 1.61m x 2.48m

The family bathroom features a two piece suite with a corner shower area incorporating a Mira Sport electric shower. The area has tile flooring, tiling around the shower and a magnificent Mosaic-tile splash back surrounding the sink. The room has one window to the front of the property, one radiator, a hot press area which is shelved for storage, integrated storage underneath the sink and a vanity unit.

## Features

- Fully renovated in the past 5 years
- BER C2
- Approx. 750 Sq Ft
- New Gas fired central heating
- Triple glazed windows
- Large rear garden
- Off street parking for 2 cars
- 2 rear storage sheds with electricity supply

## Directions

Please see Eircode T12 EH92 for directions.



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