

4 Valebrook, Ballyvolane, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this super three bedroom, end of terrace property, which is conveniently located in a mature residential area within walking distance of all essential amenities in Ballyvolane.



AMV: €275,000

BER D1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 99.14 Sq. M. / 1,067 Sq. Ft.
- Built in 1980
- BER D1
- Natural gas fired central heating
- Three bedrooms - all upstairs
- Fully enclosed rear garden
- Off street parking
- Adjacent to Dunnes Stores Shopping Centre in Ballyvolane
- Walking distance to local parks, bars and restaurants
- Easy access to North Ring Road network
- Cork city centre and Blackpool within easy reach
- Located on the 207 bus route

| PORCH

0.85m x 1.33m (2'7" x 4'3")

A sliding door allows access into the porch area, which has tile flooring, a wall-mounted light fitting, access to the meter and a PVC door with centre glass panelling leads you through to the main reception hallway.

| RECEPTION HALLWAY

3.86m x 1.89m (12'6" x 6'2")

The hallway has wooden flooring, a centre light fitting, smoke alarm, radiator, and some under stairs storage.



| LIVING ROOM

4.6m x 3.26m (15'0" x 10'6")

The living room has wooden flooring, a large window overlooking the front of the property, centre light fitting, radiator, and neutral décor.



| SITTING/FAMILY ROOM

3.65m x 5.26m (11'9" x 17'2")

This spacious room has wooden flooring, a window to the side of the property, two light fittings, fireplace with gas insert, and a door allowing access into the kitchen/dining room.



| KITCHEN/DINING ROOM

2.83m x 4.67m (9'2" x 15'3")

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter. There is one window to the rear, and recessed spot lighting. A Velux window adds some natural daylight to the room, space for an oven/hob/extractor fan, stainless steel sink, plumbing for a washing machine, tile flooring, radiator and neutral décor. The gas boiler is housed within this room and a sliding door allows access out to the rear garden.



| STAIRS AND LANDING

3.35m x 2.4m (10'9" x 7'8")

The stairs and landing have carpet flooring throughout. At the top of the landing there is a window to the side of the property, a centre light fitting and access to the hot press which is shelved for storage. A Stira staircase leads up to the attic



| BEDROOM 1

4.43m x 3.27m (14'5" x 10'7")

This spacious double bedroom has one large window overlooking the front of the property, vinyl flooring, radiator, neutral décor, centre light fitting and built-in sliding wardrobes.



| BEDROOM 2

3.78m x 2.76m (12'4" x 9'0")

Another generous sized double bedroom has one window overlooking the rear of the property, vinyl flooring, radiator, neutral décor and centre light fitting.



| **BEDROOM 3**

2.63m x 2.4m (8'6" x 7'8")

This is a large single bedroom with one window to the rear of the property, vinyl flooring, radiator and centre light fitting.



| **BATHROOM**

2.12m x 1.9m (6'9" x 6'2")

The bathroom features a four piece suite including a Triton T80 SI electric shower fitted over the bath, frosted window to the front of the property, floor and wall tiling, centre light fitting, radiator and neutral décor.

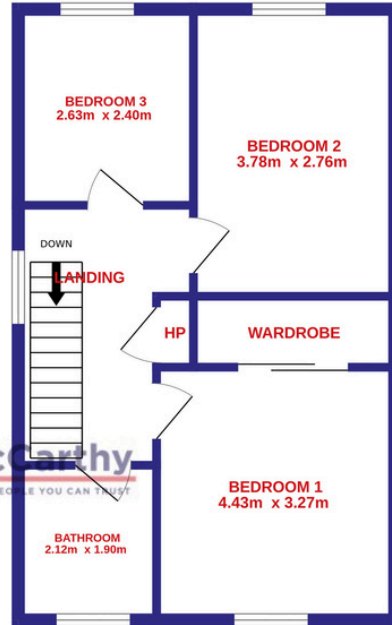


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



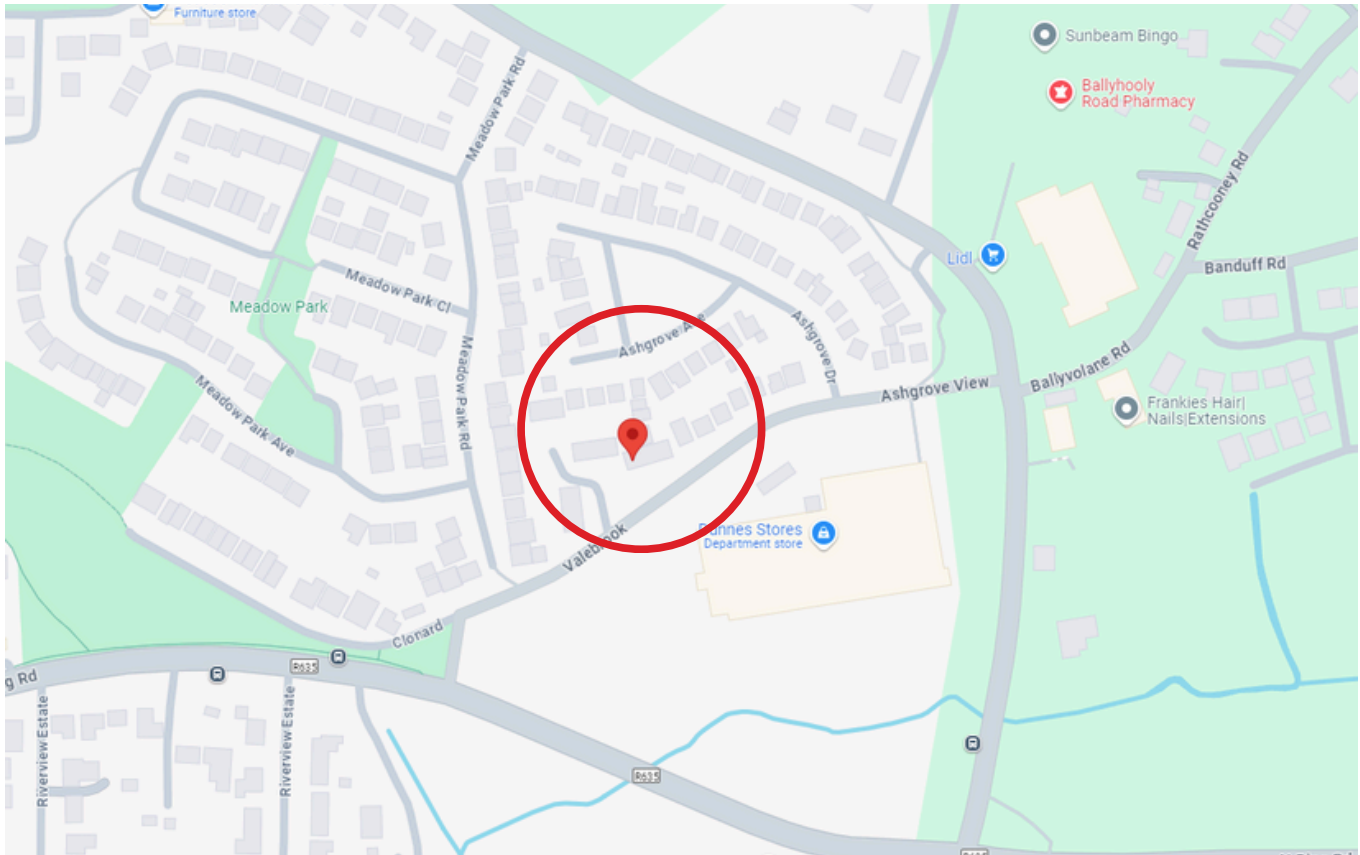
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TOTAL FLOOR AREA : 99.1 sq.m. approx.

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 E9P5 for directions.



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