



# Downey McCarthy

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## 58 Hollymount Estate, Blarney Road, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three/four bedroom semi-detached property in the highly desirable and mature development of Hollymount Estate, off Blarney Road. This is an ideal family home with an abundance of living accommodation and generous bedroom conveniently located within close proximity to Apple Ireland HQ, UCC, Bons Secour Hospital and Cork city centre itself.



**AMV: €325,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 122.4 Sq. M. / 1,318 Sq. Ft.
- Built approx. 1982
- BER C3 with potential to increase to B1
- Gas fired central heating
- Double glazed windows
- Three/four bedrooms
- Enclosed rear garden with two patios and a raised decking area
- Off street parking
- Mature sought after location
- Walking distance to Apple Ireland HQ and Cork city centre
- Close to a host of amenities including St. Mary's Health Campus, UCC, Bons Secour, parks, primary and secondary schools, supermarket, shops etc.
- On the 201 bus route

## | RECEPTION HALLWAY

5.1m x 1.8m (16'7" x 5'9")

A PVC door with centre and side glass panelling allows access to the main reception hallway. The hallway has solid timber flooring, attractive décor, one centre light piece, one large radiator, two power points, under stair storage and one alarm control panel.

## | LIVING ROOM

4.8m x 3.6m (15'7" x 11'8")

A superb main living room has one window to the front of the property including a curtain rail and curtains. The room has high quality solid maple timber flooring and an attractive open fireplace. There is one centre light piece, one large radiator, four power points, two telephone points and two television points.



## | FAMILY ROOM

3.6m x 5.3m (11'8" x 17'3")

The superb room second living area is the heart of the home, offering two windows to the rear, both including curtain rails and curtains. The room has high quality solid timber flooring, an attractive open fireplace with a solid fuel stove, one centre light piece, one radiator, six power points and two television points. A door from this room allows access to the extended kitchen/dining area.



## | KITCHEN/DINING

5.9m x 3.15m (19'3" x 10'3")

The extended kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. Extensive natural light floods the room owing to its triple aspect with one large window to the each side of the room and double glass doors allowing access to the rear of the property. The room has recessed spot lighting, one radiator, extensive dining space, tile flooring and ten power points throughout. The kitchen includes space for a double range oven, has integrated wine racks and glass display cabinets, plumbing for a washing machine and a dishwasher.



## | **BEDROOM 4/HOME OFFICE**

4.8m x 2.7m (15'7" x 8'8")

Located on the ground floor via the reception hallway, this versatile room could serve a multitude of uses. There is one large window to the front of the property including a curtain rail and curtain and attractive neutral décor. The room is finished with one centre light piece, laminate timber flooring, one radiator and two power points.



## | **STAIRS AND LANDING**

3.6m x 1.9m (11'8" x 6'2")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece, two power points, an access hatch to the attic and a hot press area which is shelved for storage.

## | **BEDROOM 1**

3.7m x 3.5m (12'1" x 11'4")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has built-in units from floor to ceiling, laminate timber flooring, one large radiator, one centre light piece and two power points.



## | BEDROOM 2

4.1m x 3.5m (13'4" x 11'4")

A large double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has high quality laminate timber flooring, one radiator, one centre light piece and two power points.



## | BEDROOM 3

2.2m x 2.2m (7'2" x 7'2")

This single bedroom has one window to the front of the property with laminate timber flooring, one radiator, one centre light piece and two power points.



## | BATHROOM

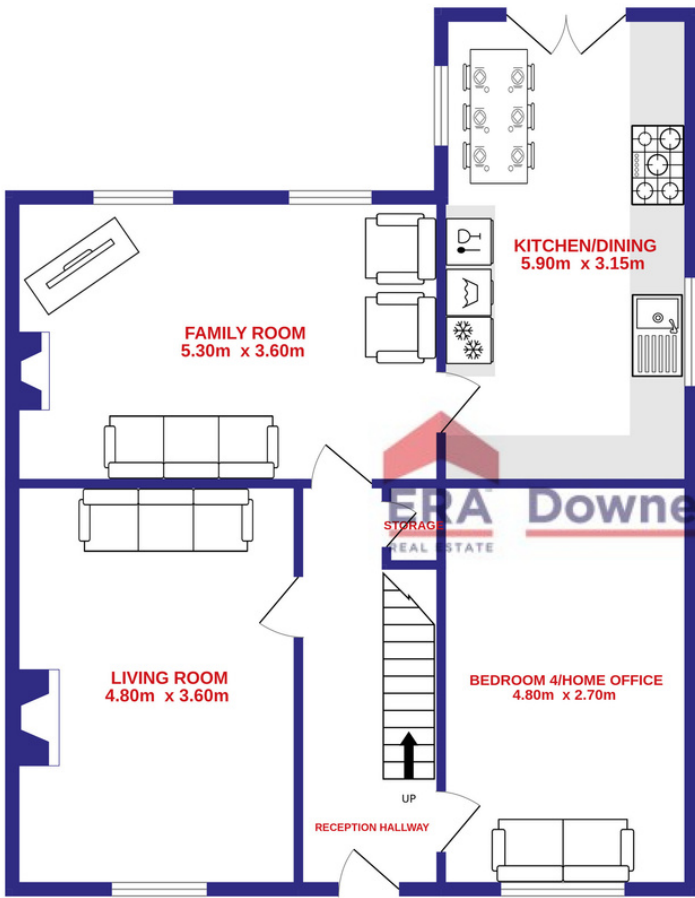
2.45m x 2.15m (8'0" x 7'0")

The family bathroom features a four piece suite including an electric shower fitted over the bath. The room has floor and wall tiling, one window to the rear, one centre light piece and one radiator.

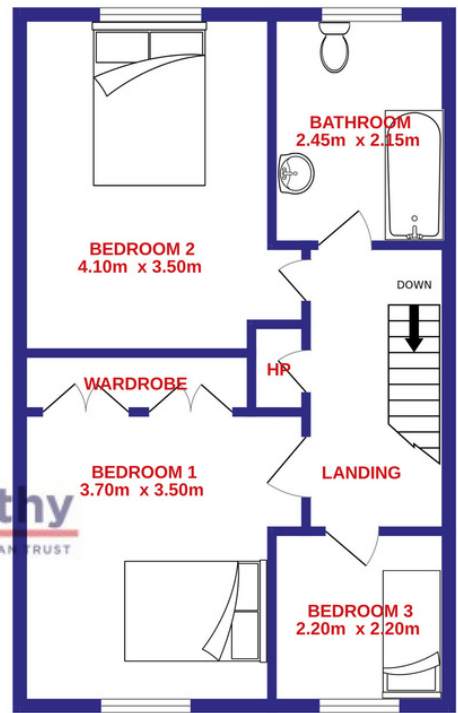


# FLOOR PLAN

GROUND FLOOR



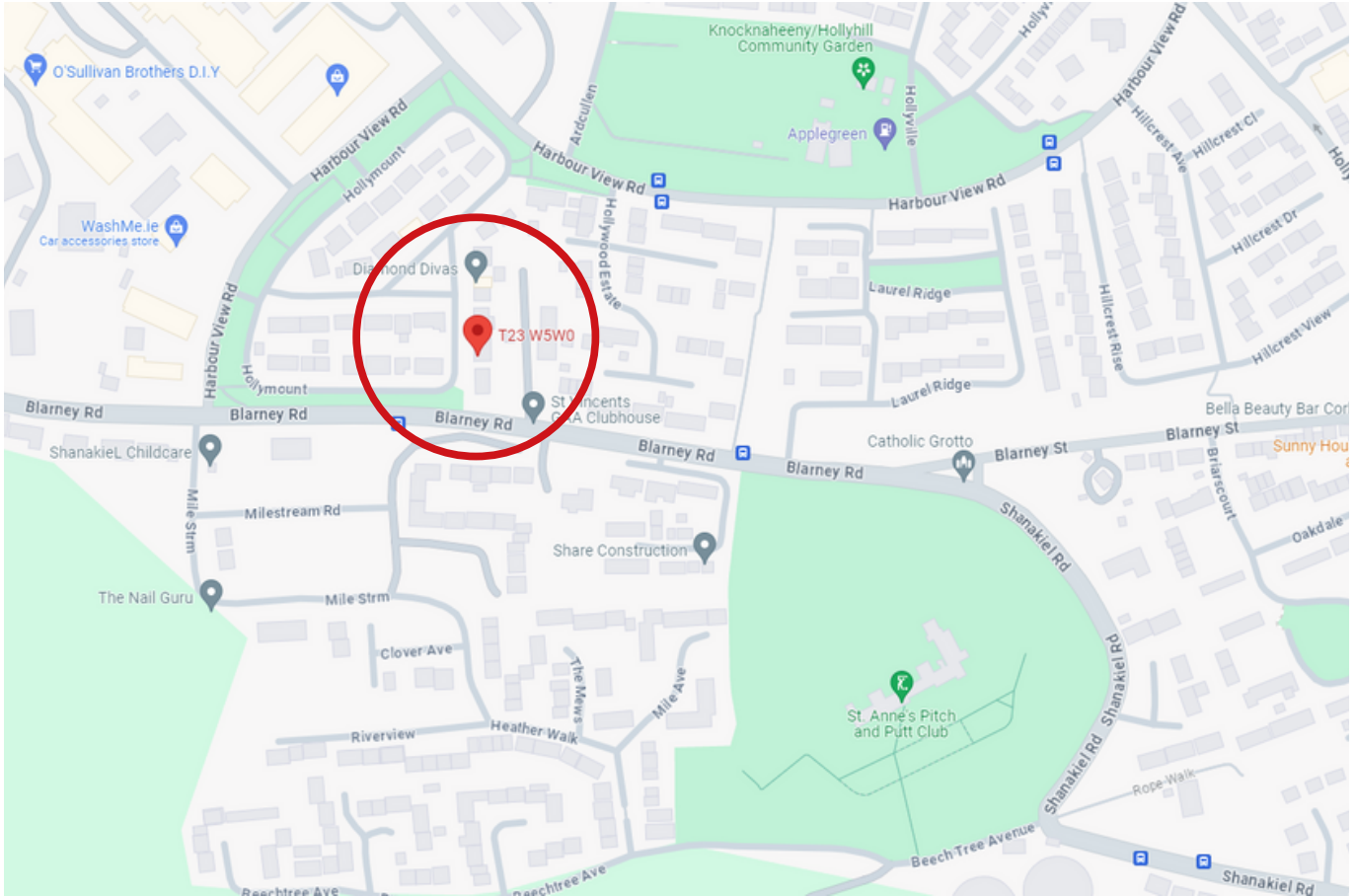
1ST FLOOR



**ERA** Downey McCarthy  
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## | DIRECTIONS

Please see Eircode T23 W5W0 for directions.



## | ALL ENQUIRIES TO:

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