

47 Riverview Estate, Ballyvolane, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this fine 3 bedroom semi detached bungalow with the benefit of an existing attic conversion with 2 attic storage room. The property has recently been granted full planning permission for a single storey extension.



AMV: €275,000

PSRA Licence No. 002584

Accommodation

- Porch

Double doors with glass paneling allow access to a porch area. The porch has tile flooring and a timber door with glass centre and side paneling allows access to the reception hallway.

- Reception Hallway 3.91m x 1.58m

The reception hallway features semi-solid oak timber flooring and attractive neutral décor. Features include one centre light piece, one large radiator and one alarm control point. A stira staircase allows access to the attic conversion.

- Living Room 3.52m x 4.41m

The living room has a window to the front of the property including a roller blind, a curtain rail and curtains. The room has attractive coving and a dado rail surrounding the room. Features include carpet flooring, a gas fire, two large radiators, three power points and one television point.



- Main Hallway 1.01m x 4.77m

The main hallway has semi-solid oak timber flooring. This area allows access to the bedrooms, bathroom and lounge.

- Lounge 3.93m x 3.03m

This versatile room could serve a multitude of uses such as a formal dining area or a second living room. There is one window to the rear of the property including a curtain rail and curtains, semi-solid oak timber flooring, one centre light piece, one large radiator, four power points and an open fireplace. Located within the room is an enclosed hot press which is shelved for storage. A door from the room allows access to an extended kitchen/dining area.



- Kitchen/Dining Area 4.89m x 3.54m

The kitchen/dining area which is located at the right hand side of the property offers one window to the rear of the property that includes a roller blind. The kitchen features units at eye and floor level in an L-shape with a worktop counter space. Features include a stainless steel sink, plumbing for a washing machine, space for a drier, space for a cooker and an integrated extractor fan. The room has one centre light piece, tile flooring, one radiator and an aluminium door with glass paneling allows access to the front and rear of the property.



- Bedroom 1 3.52m x 4.44m

This spacious double bedroom has one window to the front of the property that includes a roller blind, curtain rail and curtains. The room has carpet flooring, one large radiator, one centre light piece, four power points, two phone points and one television point.



- Bedroom 2 3.85m x 2.74m

This large double bedroom has one window to the rear of the property with a curtain rail and curtains. The room has semi-solid oak timber flooring, one centre light piece, one large radiator and two power points.

- Bedroom 3 2.7m x 2.72m

A large single room has one window to the rear of the property that includes a curtain rail and a set of curtains. The room has semi-solid oak timber flooring, attractive neutral décor, one centre light piece and one radiator.

- Family Bathroom 2.7m x 1.82m

The family bathroom features a two piece suite with a corner shower area that incorporates a Triton T-90 electric shower. The room has impressive tiling on the floor, to the mid-way point of the walls and surrounding the shower area. There is one window to the rear of the property, one centre light piece, one radiator and extensive built-in vanity and storage unit surrounds the sink
- Attic Room 1 3.1m x 3.9m

The area has a velux window to the rear of the property, one centre light piece, four power points, one television point and built-in storage space.
- Attic Room 2 3.1m x 4.5m

This room has two velux windows to the rear of the property. There are eight power points, one centre light piece and one wall mounted shelf.

Features

- Full Planning permission granted for a substantial ground floor extension
- 1,334 sq ft (280 sq ft in the attic conversion)
- Year of Construction: 1981
- Attic conversion with 2 storage rooms
- Large rear garden
- BER D1
- Double glazed windows
- Gas fired central heating
- Much sought-after mature location close to all amenities
- Off street parking for 2-3 cars

Directions

Please see Eircode T23 A8F1 for directions.

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