

9 Sweetbriar Lane, Inniscarra View, Ballincollig, Cork

BER D2



ERA Downey McCarthy are delighted to present to the market this immaculately maintained four bedroom semi-detached house with adjoining garage. This property offer ample space in a mature, quiet residential area.



AMV: €275,000

PSRA Licence No. 002584

Accommodation

- Entrance porch 0.68m x 1.91m
- Reception Hallway 3.32m x 1.98m
- Living Room 3.33m x 4.29m

The porch has one wall light, tile floor and a timber door with glazed panels allows access into the reception hallway.

The hallway has one centre light piece, one wall mounted radiator, carpet flooring, under stair storage and an alarm control point.

A bright spacious room that has one window overlooking the front of the property with Venetian blind. Features include one centre ceiling light, one wall mounted radiator, three power points, an open fireplace with a timber and cast iron surround and marble hearth. The room has carpet flooring and double doors lead into a lounge.



- Lounge 3.27m x 3.76m

This room has a large window to the rear of the property with Venetian blinds and curtains. Features include an open fireplace with cast iron and timber surround and marble hearth, one centre light piece, a storage cupboard, one wall mounted radiator, carpet floor covering, five power points. A glazed panel door leads into the dining room.



- Dining Room 3.85m x 2.53m

The dining room has one window to the rear of the property with Venetian blind and curtains, one

centre light piece, one wall mounted radiator, timber floor covering and four power points. A glazed panel door leads through the kitchen.

- Kitchen 2.73m x 2.44m

The kitchen has one window overlooking the rear of the property and attractive fitted units at eye and floor level with tile splash back. Features include one centre light piece, tile flooring and a glazed door to the rear of the property. The room also has six power points, an integrated extractor fan, an electric cooker and dishwasher.



- Garage 5.27m x 2.46m

The property has an adjoining garage with a roller door to the front. The garage has one centre ceiling light, part-tile floor, plumbing for a washing machine and six power points.

- Guest W.C 2.08m x 1.36m

The w.c. has one centre ceiling light, tile flooring and a shower cubicle which is fully tiled with a fitted Mira Sport electric shower head. Other features include a wash hand basin, wall mounted mirror, w.c and a heated towel rail.

- Stairs and landing 3.01m x 1.86m

The stairs and landing are fully carpeted. The landing has one centre ceiling light and includes Stira access to the attic.

- Bedroom 1 3.26m x 4.03m

A spacious double bedroom with a large window overlooking the rear of the property with Venetian blinds and curtains. Features include one centre ceiling light, one wall mounted radiator, carpet flooring, a built-in sliding wardrobe and two power points.

- Bedroom 2 3.49m x 3.34m

A spacious room that overlooks the front of the property with Venetian blind and curtains. The room has one centre light piece, one radiator, built-in wardrobe and one power point.

- Bedroom 3 4.42m x 2.36m

An additional room over the garage, this room has a Velux window to the rear of the property providing the area with natural light. Features include one centre light piece, attic storage areas,

radiator, laminate timber floor covering and six power points.

- Bedroom 4 2.41m x 2.77m

This room has window with Venetian blind and curtains looking over the front, one radiator, carpet flooring, fitted shelving, three power points and one wall mounted light fitting.

- Main Bathroom 1.67m x 2.26m

This bathroom has a three piece suite with a Triton T90XR extension over the bath. Features include one centre ceiling light, fully tiled walls and floors, wash hand basin with storage underneath and one window overlooking the rear of the property. The bathroom has a wall mounted radiator and access to the hot press is gained from this area.

Features

- 124.15 Sq.M / 1336 Sq.Ft
- Built in 1975
- BER D2
- Oil fired central heating
- Immaculately maintained throughout
- Mature residential location
- Large garden shed to the rear

Directions

Please see eircode P31 K680 for directions.

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