

## Ballyvodock East, Midleton, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this four/five bedroom detached family home which is presented in turnkey condition throughout. Located a five minutes' drive to Middleton town centre and the N25 road network.

The spacious home is beautifully presented throughout consisting of a new fitted kitchen, large detached garage, private enclosed site.

Accommodation consists of reception hallway, guest w.c, living room, kitchen/dining, family room/bedroom 5, bedroom 3, bedroom 4, utility room and shower room on the ground floor. Upstairs the property boasts two spacious double bedrooms, both with walk in wardrobes, and the main bedroom allows access to an ensuite bathroom. There is a home office and family bathroom.

**AMV: €525,000**

**BER C2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

## | FEATURES

- Approx. 200 Sq. M. / 2,153 Sq. Ft.
- Built in 1998
- BER C2
- Substantial four/five bedroom detached property
- New fitted kitchen
- Private enclosed site with spacious lawns front & back
- Detached garage approx. 37.5 Sq. M / 400 Sq. Ft.
- Newly repainted throughout
- Double glazed windows
- Mains water & drainage
- Central heating
- Within a five minutes' drive of Midleton town centre
- On the 241 bus route

## | RECEPTION AND MAIN HALLWAY

3.8m x 6.95m (12'4" x 22'8")

A beautifully presented reception hallway features solid oak timber flooring sanded and varnished to a high quality finish. The area has attractive decorative coving around the ceiling and centre light piece. There is one large radiator, two power points, one telephone point, extensive under stair storage and a walk in closet located off the reception hallway.

The main hallway, which allows access to the bedrooms, features a continuation of the solid oak timber flooring and attractive decorative coving around the ceiling and centre light piece. Located to the rear of the main hallway is a guest W.C.





## | GUEST W.C

1.05m x 2.15m (3'4" x 7'0")

The guest W.C features a two piece suite with one window to the side of the property. There is attractive timber wall panelling, laminate timber flooring, one radiator and one centre light piece



## | LIVING ROOM

3.95m x 5m (12'9" x 16'4")

Double doors with glass panelling from the reception hallway allow access to a superb main living room. This dual aspect room is flooded with natural light and offers two windows to the front of the property and one window to the side. The room has solid oak timber flooring, attractive décor and a focal point in the room is an attractive open fireplace with an oak surround. There is one centre light piece, three wall-mounted light pieces, two large radiators, six power points and one television point.



## | KITCHEN/DINING

5.95m x 4.1m (19'5" x 13'4")

A magnificent dual aspect open plan kitchen and dining area features newly fitted units at eye and floor level in an L-shape with an extensive worktop counter and attractive tile splashback. There is one window to the rear of the property and one window to the side. The room has tile flooring along with two centre light pieces, one large radiator, extensive dining space and eleven power points.



The kitchen accommodates an integrated extractor fan, electric oven, stainless steel sink and integrated fridge/freezer. A sliding door allows access to the side of the property and a door off the kitchen allowing access to a utility room.



## | UTILITY ROOM

1.6m x 3.4m (5'2" x 11'1")

The utility room has a continuation of tile flooring from the kitchen. There are impressive units at eye and floor level in an L shape with spacious work top counter space. One window overlooks the rear of the property and an aluminium door with glass panelling allows access to rear garden. The utility area offers space for a washing machine and dryer and houses the oil burner and heating controls. A door from the room allows access to a hot press area.



## | FAMILY ROOM/BEDROOM 5

4.55m x 4.25m (14'9" x 13'9")

A superb second living area or double bedroom has two windows to the front of the property. The room has impressive décor with an attractive colour palette and high quality solid timber flooring. There are two large radiators, decorative coving around the ceiling and centre light piece, six power points, two telephone points and one television point.





### | **BEDROOM 3**

3.35m x 3.64m (10'9" x 11'9")

A large double bedroom has one window to the rear of the property overlooking the rear garden, attractive décor, laminate timber flooring, four power points, one radiator and one centre light piece.



### | **BEDROOM 4**

3.35m x 3.35m (10'9" x 10'9")

A large double bedroom has one window to the rear of the property, high quality décor, laminate timber flooring, one centre light piece, one large radiator and two power points.



### | **SHOWER ROOM**

1.1m x 1.75m (3'6" x 5'7")

An impressive shower room features a three piece suit including a double corner shower with a mains operated shower. The room has impressive floor and wall tiling, recessed spot lighting, one extractor fan and a heated towel rail.



## | STAIRS AND LANDING

4.65m x 4.8m (15'2" x 15'7")

A newly refinished mahogany staircase with bespoke handrails allows access to the first floor landing. The landing features solid timber flooring and a Velux window to the rear of the property which floods the landing with natural light. There are two power points, one large radiator and an access hatch to the attic.



## | BEDROOM 1

5.6m x 4.2m (18'3" x 13'7")

A spacious dual aspect double bedroom has one window to the front of the property and a Velux window to the rear. The room has solid timber flooring which is sanded and varnished to a high quality finish. There is one centre light piece, two large radiators, six power points and one television point.

A door from the room allows access to the walk-in wardrobe which features solid timber flooring, one centre light piece, one large radiator, wall mounted railing and storage area.



## | EN SUITE BATHROOM

2.5m x 1.15m (8'2" x 3'7")

The en suite bathroom features a three piece suite including a double corner shower area with double PVC wall panelling, laminate timber flooring, one Velux window to the rear of the property, one wall-mounted light piece and tile splashback behind the sink.

## | **BEDROOM 2**

5.6m x 4.1m (18'3" x 13'4")

A spacious dual aspect double bedroom has a large window to the front of the property and a Velux window to the rear. The room has solid timber flooring, an attractive colour palette, one radiator, four power points, one television point and one centre light piece.

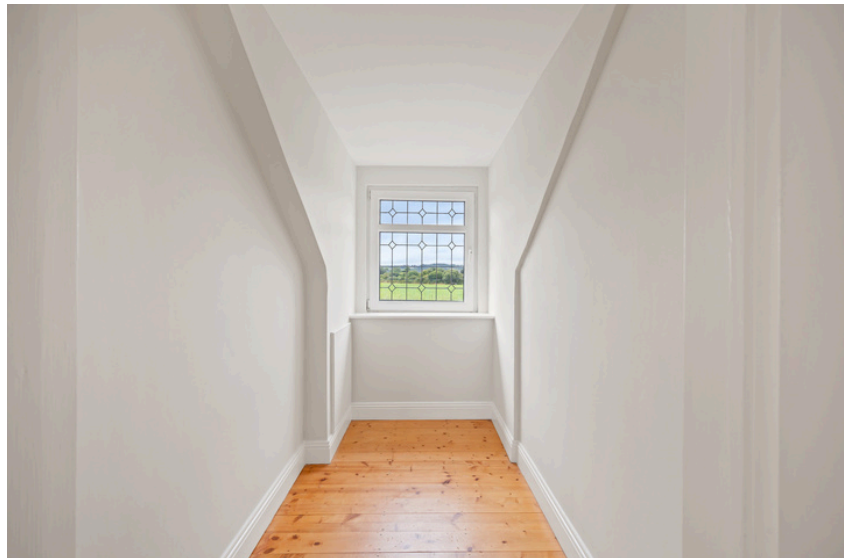
A door from the room allows access to a walk-in wardrobe which features solid timber flooring, one centre light piece, one radiator, one hanging rail and storage space from floor to ceiling.



## | **HOME OFFICE**

2.75m x 1.42m (9'0" x 4'6")

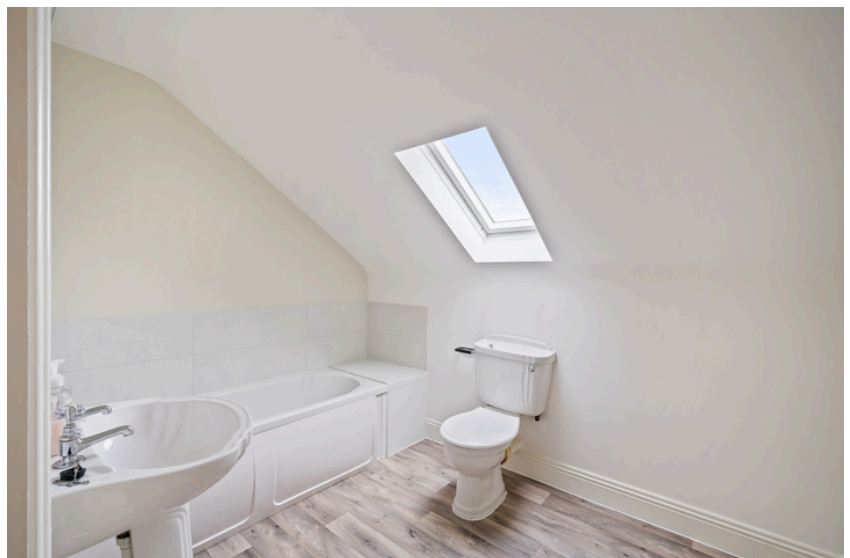
The office has a window to the front of the property, one centre light piece and solid timber flooring.



## | **FAMILY BATHROOM**

2.1m x 2.8m (6'8" x 9'1")

The family bathroom features a three piece suite with has vinyl flooring and wall tiling. There is one Velux window to the rear, one radiator, one centre light piece and one wall-mounted light piece.

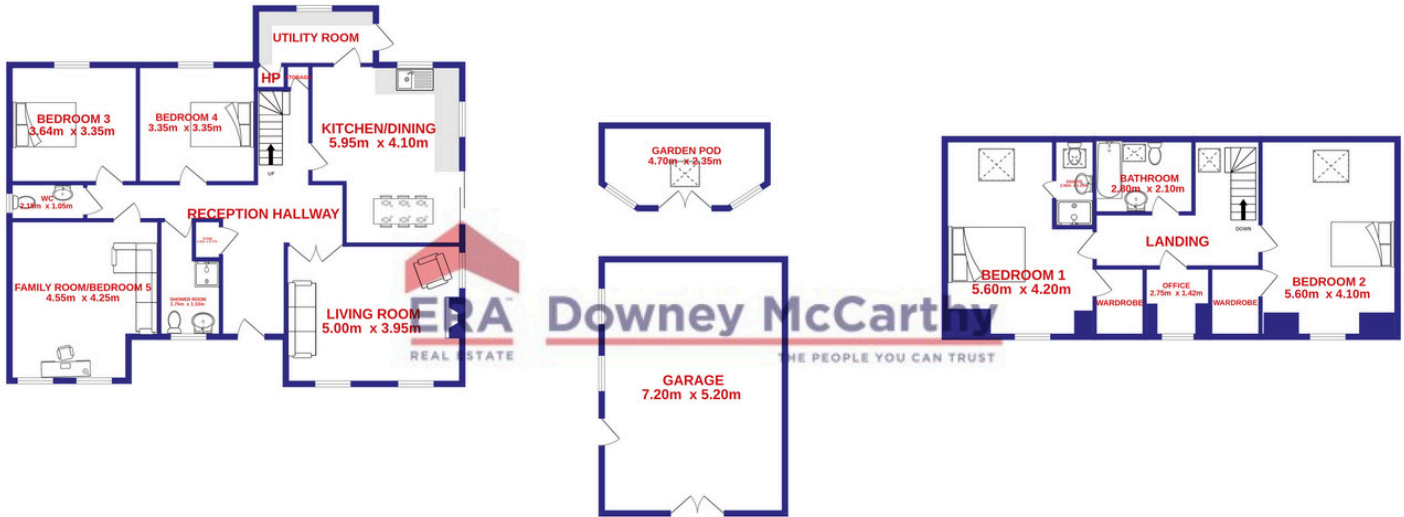




# FLOOR PLAN

GROUND FLOOR

1ST FLOOR





## | GARDENS AND EXTERIOR

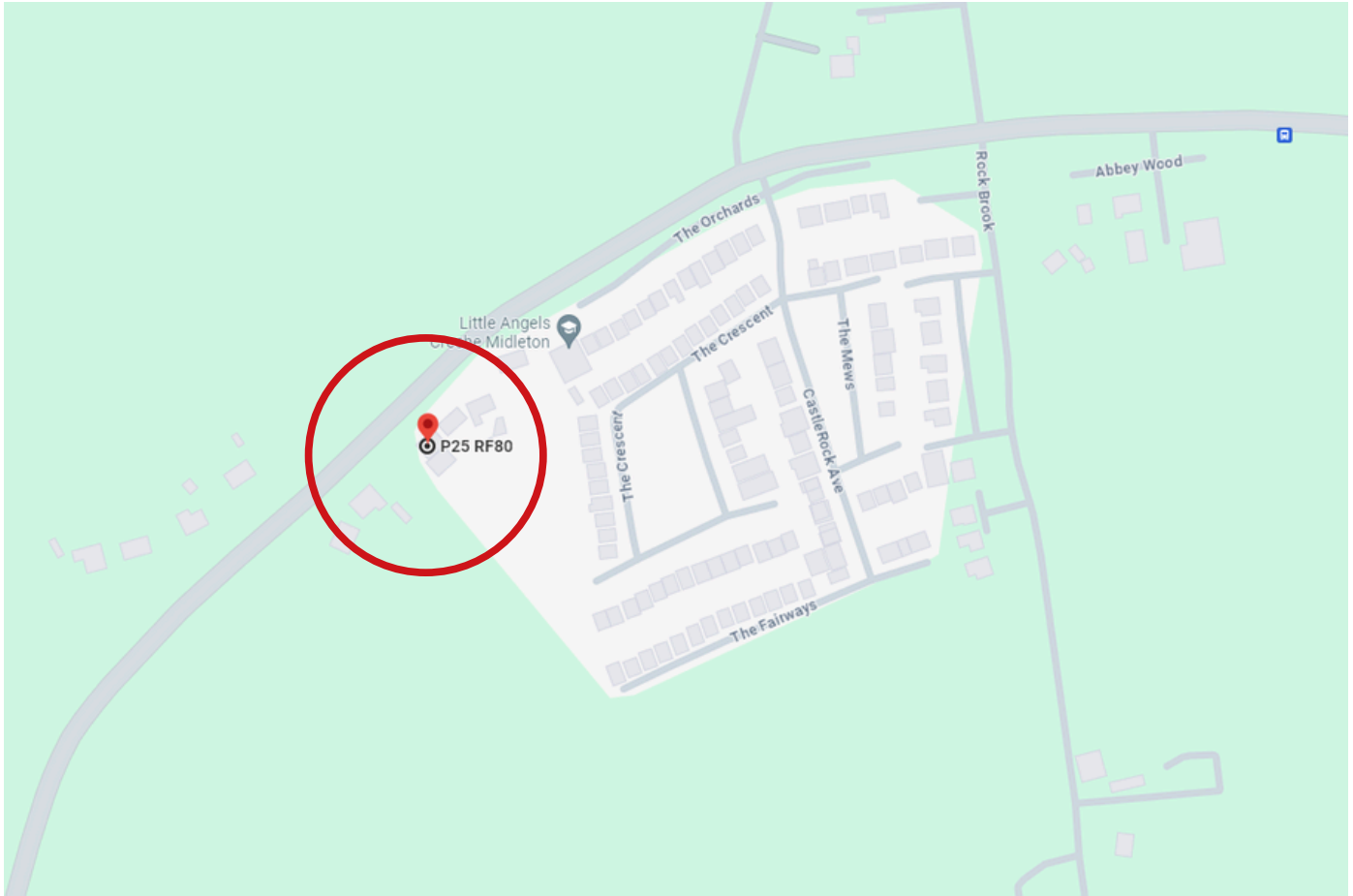


The front of the property boasts bespoke stone walls which allow access to a gravel driveway, facilitating off street parking for up to seven cars. On both sides of the driveway the property has purpose-built flower beds with mature plants and shrubs throughout. The front garden is laid to lawn.

The rear of the property has a garden which is laid to lawn with mature shrubs and plants throughout. The property offers a large, detached garage with an up and over door and pedestrian access which is ideal for storage and a superb garden pod timber frame, ideal for recreational or home office use.

## | DIRECTIONS

Please see Eircode P25 RF80 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV  
**087 7522244**  
[garry@eracork.ie](mailto:garry@eracork.ie)



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.