

Everest Ballinvriskig, Whites Cross, Cork **BER D1**



ERA Downey McCarthy Auctioneers are delighted to launch to the market this magnificent three bedroom detached bungalow, positioned on a large private site measuring 0.4 acre approx. This beautifully presented family home offers immense potential in this desirable residential location.



AMV: €375,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 7.5m x 1.8m

A bright and spacious L-shaped hallway with attractive décor. Features include tile flooring, attractive wall paper, three wall mounted light pieces throughout, an alarm control point, two radiators and a double power point. Solid doors lead into all rooms.



- Living Room 4.12m x 4.25m

The main living room has one large window overlooking the front of the property and includes blind curtain rail and curtain. This window provides the room with extensive natural daylight. The living room has timber flooring, two double power points, one radiator, one centre light piece and an attractive wooden fireplace is fitted with a gas fire insert.



- Lounge 4.2m x 3.85m

The lounge is tastefully decorated with one large window with blind, curtain rail and curtain overlooking the front of the property. The room has one centre light fitting, two wall mounted light pieces, one radiator, four double power points, one television point and a fireplace with a wooden frame and an ornate tiled insert. An open arch allows access into the kitchen/dining.



- Kitchen/Dining 4.12m x 4.1m

The kitchen/dining has a dual aspect with one large window overlooking the front and a picture window overlooking the side of the property. The kitchen has solid wood units at eye and floor level with tile splash back, a stainless steel sink and a gas and electric oven with hob and extractor fan. Other features include tile flooring, one centre light piece, a built-in display cabinet, one radiator, an integrated dishwasher and four double power points. A doorway from the kitchen allows access into the garage.



- Garage 10.63m x 5.53m

A superb, most spacious garage that is neatly positioned to the side of the property and comes with large double doors to the front providing access for cars if required. The garage has ample space for a utility and laundry area with plumbing for a washing machine and a sink, space for a storage freezer, one window overlooking the rear of the property and four fluorescent light tube fittings. The garage has extensive storage space, a fuse board, doors to the front and rear as well as access from the kitchen.



- Main Bedroom 4.09m x 3.93m

The master bedroom has one window overlooking the rear of the property with curtain rail and curtains. The bedroom has tile flooring, one centre light piece, one radiator and three double plug power points. A door way from the room allows access into the wardrobe room.



- Wardrobe Room 2.6m x 3.27m

A truly stunning area of the house, the wardrobe room has bespoke fitted storage units built into two sides of the room. The units have extensive hanging and folding storage space as well as large shelving which are ideal for display purposes. The room has one velux window providing the area with natural daylight, an electric radiator, thermostat for the immersion, one double power point, tile flooring and a door allows access into the en suite bathroom.



- En Suite Bathroom 2.8m x 3.27m

A superb spacious en suite that has a four piece suite which comprises of one W.C, one wash hand basin, a built-in jacuzzi bath with tile splash back and a fully enclosed shower cubicle. The room has a frosted window fitted with blinds overlooking the rear of the property, one radiator, a heated towel rail, an extractor fan, one centre light piece, fully tiled walls and floor and the hot press is located here.



- Bedroom 2 2.9m x 3.11m

A double room with one window with blinds, curtain rail and curtain overlooking the rear of the property. The room has neutral décor, laminate timber flooring, one radiator, built-in wardrobe, one centre light piece and one double power point.



- Bedroom 3

4.0m x 2.8m

A spacious double room with glass panel double doors allowing extensive light into the area. The room has neutral décor, tile flooring, one radiator, one centre light piece, one television point and three power points.



- Main Bathroom

2.7m x 2.8m

A magnificent bathroom features a three piece suite with fully tiled walls and floors along with attractive border tiling. There is a solid wall in between the W.C and bath, two windows to the rear of the property, a hot press area offering storage and two wall light pieces.



Features

- 195.18 Sq.M / 2,101 Sq.Ft. Approx.
- Built in the 1970's
- Beautifully presented
- Very well maintained
- Extended in 2013 to add an ensuite and a walk in wardrobe
- All relevant planning granted
- BER is a D1
- Double glazed windows throughout
- Oil fired central heating
- Private well for water
- Extra-large garage room attached

Directions

Please see Eircode T23 A661 for directions.

Outside





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