



Downey McCarthy

...the people you can trust

Glenisle, 2 Riverview Estate, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this spectacular 4/5 bedroom extended detached property situated on a magnificent large site in the quiet mature location of Riverview Estate, Ballyvolane. While in need of modernisation, the property offers a unique opportunity to a family to purchase a large detached property on a generous site within the city environs.



AMV: €350,000



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PSRA No. 002584

| FEATURES

- Approx. 177 Sq. M. / 1,905 Sq. Ft.
- Built in 1950
- BER G
- Situated on a large site
- Ideal family home
- 4/5 bedrooms
- Highly desirable residential location
- Close to a host of amenities including shopping centres, shops, local schools, bars and restaurants
- On the 201 bus route
- Immediate access to the N20 road network

| PORCH

1m x 2.8m (3'2" x 9'1")

A sliding door allows access to the porch area which has tiled flooring. A teak door with centre and side panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

2.36m x 6.6m (7'7" x 21'6")

The welcoming reception hallway has carpet flooring, two centre light pieces, an access hatch to the attic, one radiator and two power points.

| LIVING ROOM

4.85m x 5.05m (15'9" x 16'5")

A superb main living room has one window to the side of the property including a curtain rail and curtain. The room has carpet flooring, attractive coving surrounding the ceiling and centre light piece, a bespoke open fireplace, recessed spot lighting, one radiator, eight power points, two television points and double doors allow access to the kitchen/dining area.



| OPEN PLAN KITCHEN/DINING

3.46m x 6.1m (11'3" x 20'0")

An open plan kitchen/dining area has one window to the side of the property and a door leading to the sunroom. There are units at eye and floor level in a U-shape with extensive worktop counter and tiled splashback, vinyl floor covering within the kitchen, carpet flooring in the dining area, two centre light pieces, one large radiator and multiple power points.



| SUNROOM

This lovely sunroom has tiled flooring and a sliding door allowing access to a raised rear patio area.

| BATHROOM

3.67m x 2.4m (12'0" x 7'8")

This bathroom features a four piece suite, one window to the side of the property, one centre light piece, one wall-mounted heater, one radiator and built-in storage space underneath the sink.

| UTILITY ROOM

3.46m x 1.46m (11'3" x 4'7")

Located off the hallway, the utility room has vinyl floor covering, one window to the front of the property and a teak door allowing access to the side of the property. There are built-in units at eye and floor level, a worktop counter with stainless steel sink, plumbing for a washing machine, space for a dryer, one radiator, one centre light piece and multiple power points.

| LOBBY

2.6m x 2.44m (8'5" x 8'0")

Located off the main hallway the lobby area has carpet flooring, one centre light piece, one radiator and extensive built-in storage space from floor to ceiling.

| SECONDARY HALLWAY

5m x 1.26m (16'4" x 4'1")

This hallway is located off the lobby and allows access to the bedrooms and shower room. The front of the hallway has one window overlooking the front garden with a curtain rail and curtains, wall-mounted light pieces, one centre light piece and one radiator.

| BEDROOM 1

3.94m x 3.07m (12'9" x 10'0")

Located at the front of the property, this bedroom has carpet flooring, one window to the front of the property, one centre light piece, one radiator and multiple power points. An open arch from here allows access to a walk-in wardrobe/home office area which is dual aspect with one window to the front of the property and one window to the side. There are four centre light pieces, built-in units from floor to ceiling, carpet flooring and multiple power points.



| BEDROOM 2

3.94m x 3.77m (12'9" x 12'3")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtain, suspended timber flooring, built-in units from floor to ceiling, one centre light piece and one radiator.

| BEDROOM 3

3m x 3.56m (9'8" x 11'6")

A large double bedroom has one window to the rear of the property, carpet flooring, built-in units from floor to ceiling, one radiator and one centre light piece.



| BEDROOM 4

7.5m x 2.94m (8'6" x 9'6")

A single bedroom with one window to the front of the property, carpet flooring, one radiator and one centre light piece.



| BEDROOM 5/LOUNGE

This room has one window to the rear of the property, carpet flooring, one centre light piece, an open fireplace, one radiator and built-in storages to both side of the fireplace.



| SHOWER ROOM

1.93m x 2.43m (6'3" x 7'9")

This room has an adapted low-level shower tray, a mains operated shower and PVC panelling around this area. There is carpet flooring in the remainder of the room, one centre light piece, one wall-mounted light piece, one window to the rear of the property and a stainless steel heated towel rail.



| REAR GARAGE

3m x 2.57m (9'8" x 8'4")

Located at the side of the property, this rear garage houses the oil burner and is ideal for storage.

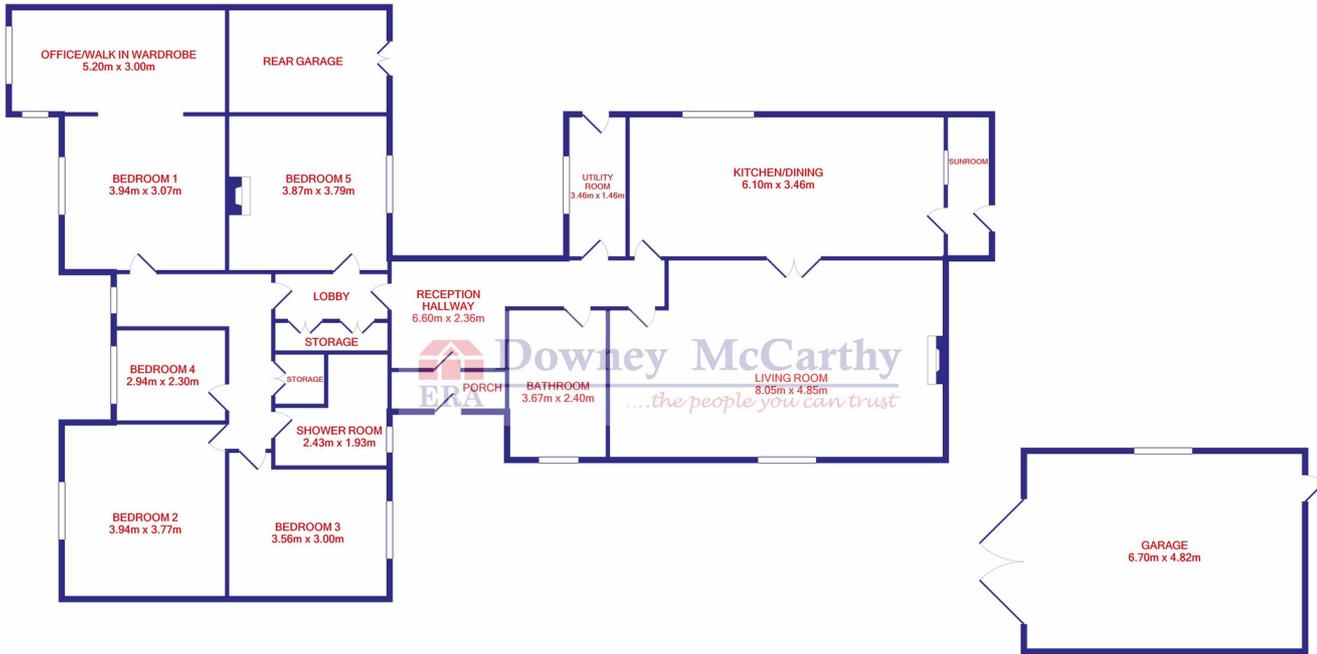


| DETACHED GARAGE

4.82m x 6.7m (15'8" x 21'9")

This garage has an up-and-over door to the front of the property, one window, an A roof and a door at the rear.

| FLOOR PLAN



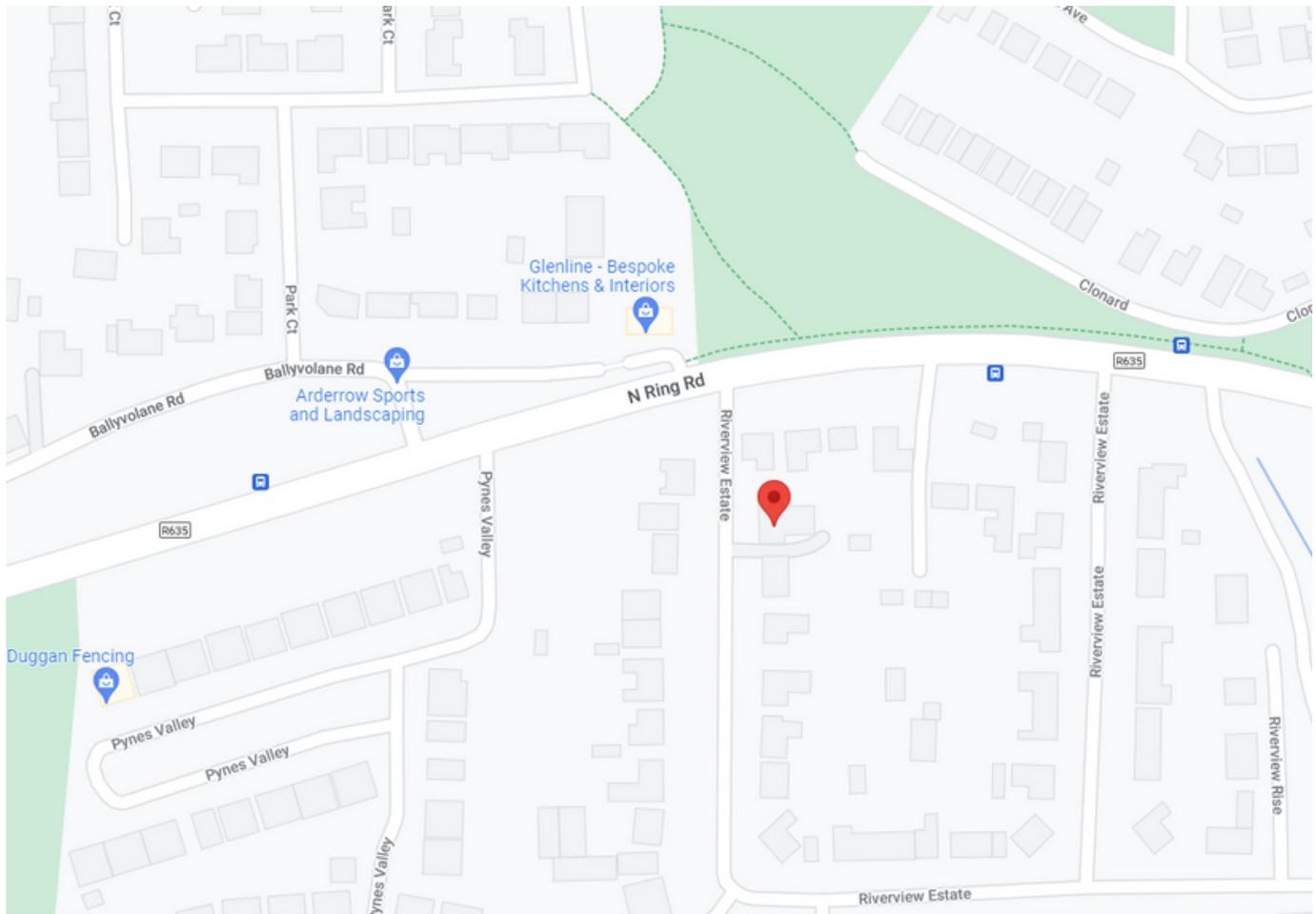
TOTAL APPROX. FLOOR AREA 177.0 SQ.M. (1905 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T23 Y3X4 for directions.



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