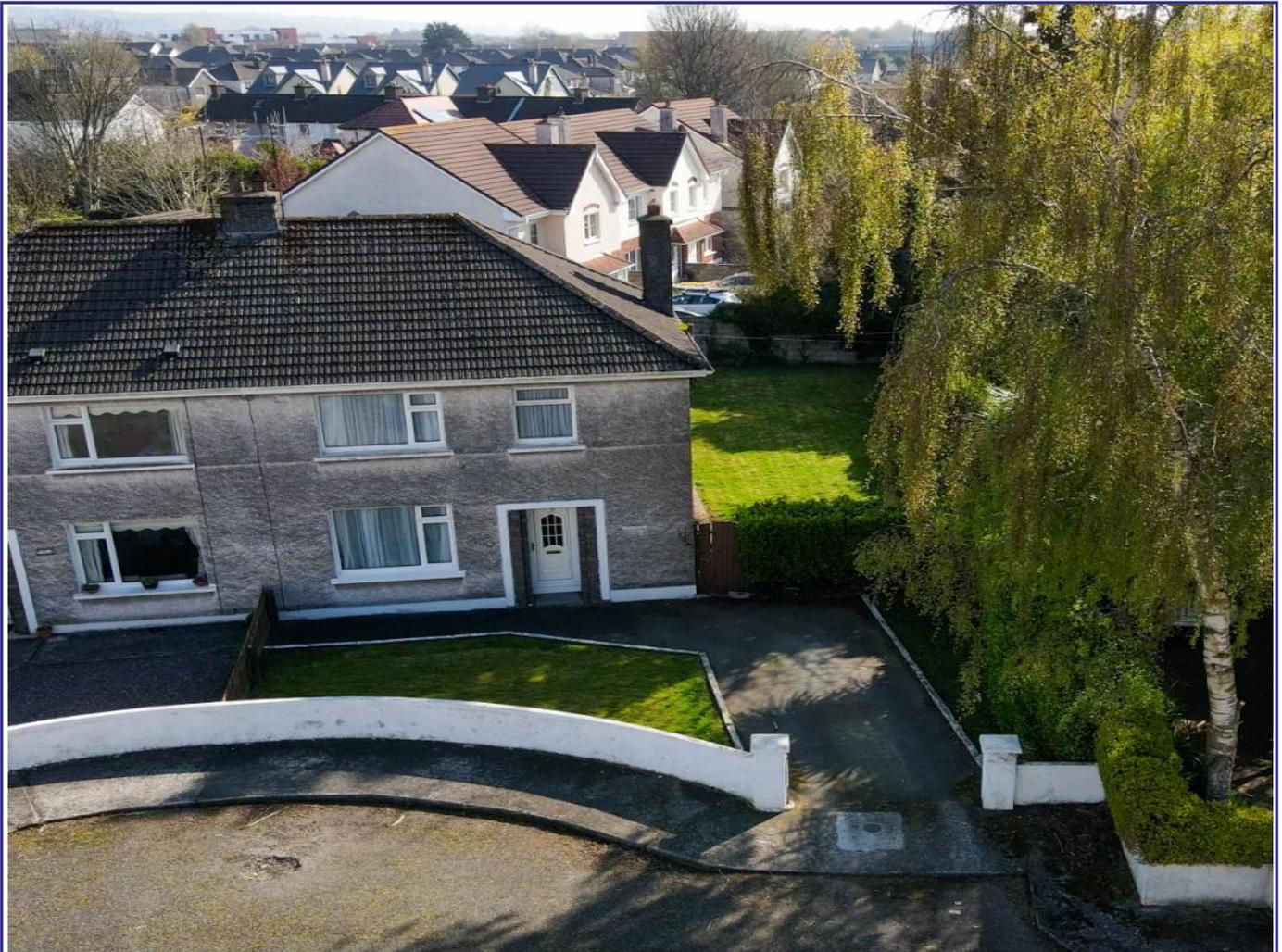


"Fatima", 33 Woodvale Road, Beaumont, Blackrock, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this magnificent, 3 bedroom semi-detached property positioned on a spectacular large corner site with immense, future development potential subject to planning permission within this highly sought after cul de sac. The site extends to Approx. 0.15 acres and will lend itself to a significant wrap around extension whilst still retaining a large rear garden.



AMV: €390,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.57m x 2.95m
- Guest W.C 1.24m x 1.61m
- Living Room 4.11m x 3.81m

An open porch allows access to a PVC door with glass centre panelling which in turn allows access to the reception hallway. The hallway has carpet flooring, one light fitting, one window overlooking the side of the property with net blind and one radiator.

Located under the stairs the Guest W.C has carpet tile flooring, one wall mounted light piece, room for storage and the gas boiler is located here also.

The living room has one window overlooking the front of the property with a net curtain, a curtain rail and curtains. Features include carpet flooring, an open fireplace, one radiator, one light fitting, six power points and a telephone point.



- Kitchen/Dining 3.95m x 6.81m

The open plan kitchen/dining area has fitted units at eye and floor level and two windows overlook the rear garden both including curtain rail and curtain. The kitchen area has vinyl floor covering, one radiator, one florescent light piece, plumbing for a washing machine, space for an oven, space for a fridge freezer and five power points.



The dining area has carpet flooring, one radiator, one fireplace, one light fitting, two power points and a phone point.

Access to the rear lobby is gained from the kitchen/dining.



- Rear Lobby 2.72m x 0.91m

The rear lobby has space for storage, access to a former coal shed and from here access is gained to the superb rear garden.

- Stairs and landing 4.3m x 2.95m

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one window overlooking the front of the property which floods the area with natural light. Features include one light fitting, a hot press area which is shelved for storage and access to the attic is gained from the area.

- Bedroom 1 3.79m x 3.81m

A large double bedroom has one window overlooking the rear garden including a net curtain, a curtain rail and curtains. Features include carpet flooring, one large radiator, one light fitting and two power points.



- Bedroom 2 2.95m x 3.81m

A spacious double room has a window to the front of the property including a net curtain, a curtain rail and curtains. The room has carpet flooring, one light fitting, wall mounted shelving, one radiator, one power point and one telephone point.

- Bedroom 3 2.56m x 2.89m A double room located at the rear of the property has one window overlooking the rear garden including a net curtain, a curtain rail and curtains. Features include carpet flooring, one light fitting, one radiator and one power point.
- Main Bathroom 2.6m x 1.79m The bathroom features a three piece suite with a Mira Sport electric shower fitted over the bath. The room has one window to the side of the property, vinyl flooring, PVC paneling surrounding the shower area, one light fitting and one radiator.

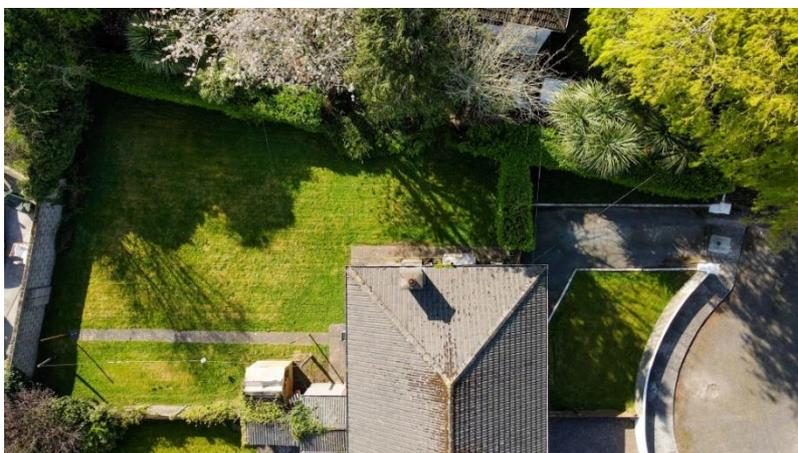
Features

- Spectacular site with immense potential for further extension subject to planning permission
- Approx. 98 Sq. M / 1,055 Sq. Ft
- BER F
- Year Built 1964
- Gas fired central heating
- Mature cul-de-sac location close to all amenities within Blackrock
- Ten-minute drive to Cork city centre, Douglas Village & Mahon Point

Directions

Please see Eircode T12 V4HE for directions.

Outside



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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.



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