

## "Hazelwood", Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned, three bedroom detached bungalow situated on a substantial 1.16 acre site in the heart of Ballyvolane. The property offers obvious future development potential subject to planning permission or it could ideally be transformed into a private exclusive family residence.

Accommodation consists of reception hallway, living room, sun room, kitchen/dining area, utility room, three spacious double bedrooms, two en suite bathrooms, and the main family bathroom.

**AMV: €445,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Substantial 1.16 acre site with obvious future development potential subject to FPP
- Approx. 150 Sq. M. / 1,615 Sq. Ft.
- Built in 1968
- BER E1
- Oil fired central heating
- Three spacious double bedrooms
- Two en suite bathrooms
- Services - Mains Water & Septic Tank
- Adjacent to Dunnes Stores Shopping Centre
- Walking distance to local parks, supermarkets, bars, restaurants
- Easy access to North Ring Road network
- 5 minutes' drive to Cork city centre
- Located on the 207 bus route

## | RECEPTION HALLWAY

1.45m x 6.8m (4'7" x 22'3")

A composite door with centre and side glass panelling allows access to the main reception hallway. The hallway features attractive parquet timber flooring, one centre light piece, one wall-mounted light piece, one radiator, two telephone points, and access to two walk-in storage areas. Steps from the area allow access to an open plan living/dining room.



## | LIVING/DINING ROOM

3.61m x 10.4m (11'8" x 34'1")

This superb room is flooded with natural light, with six windows overlooking the front and side of the property. The room has walnut laminate timber flooring, an open fireplace, one centre light piece, multiple wall-mounted light pieces and covings around the ceiling. A door from the room allows access to sun room at the rear of the property.



## | SUN ROOM

3.57m x 3.7m (11'7" x 12'1")

The sun room has tile flooring and double doors to the rear of the property. There are two wall-mounted light pieces, and one radiator. A door from here allows access to a storage area which has wall-mounted shelving.



## | KITCHEN/DINING

3.91m x 3.6m (12'8" x 11'8")

The kitchen/dining area features floor and wall tiling throughout. The area has fitted units at eye and floor level in a U-shape with extensive worktop counter space and a large island unit. The kitchen offers a stainless steel sink, one window to the rear of the property, plumbing for a washing machine and dishwasher, space for a dryer, and space for an oven. There is one centre light piece, one radiator, and a door allowing access to the utility room.



## | UTILITY ROOM

1.36m x 1.76m (4'4" x 5'7")

The utility room has tile flooring, one window to the rear, and a PVC door allows access to the rear garden. There is one centre light piece, wall-mounted shelving, and multiple power points.



## | BEDROOM 1

5.45m x 3.12m (17'8" x 10'2")

A superb dual aspect double bedroom offers one window to the front of the property, and one window to the side, both including curtain rails and curtains. The room has carpet flooring, built-in storage space, one centre light piece, one large radiator, and multiple power points. A door allows access to the en suite bathroom.



## | EN SUITE 1

2.33m x 0.8m (7'6" x 2'6")

The en suite bathroom features a three piece suite including a corner shower area incorporating a Triton T90 SR electric shower. There is one window to the rear, two light pieces, and wall and floor tiling.

## | BEDROOM 2

5.68m x 2.89m (18'6" x 9'4")

A large double bedroom has one window to the rear of the property, carpet flooring, one centre light piece, one large radiator, and multiple power points. Doors from the room allow access to a walk-in wardrobe, and an en suite bathroom.



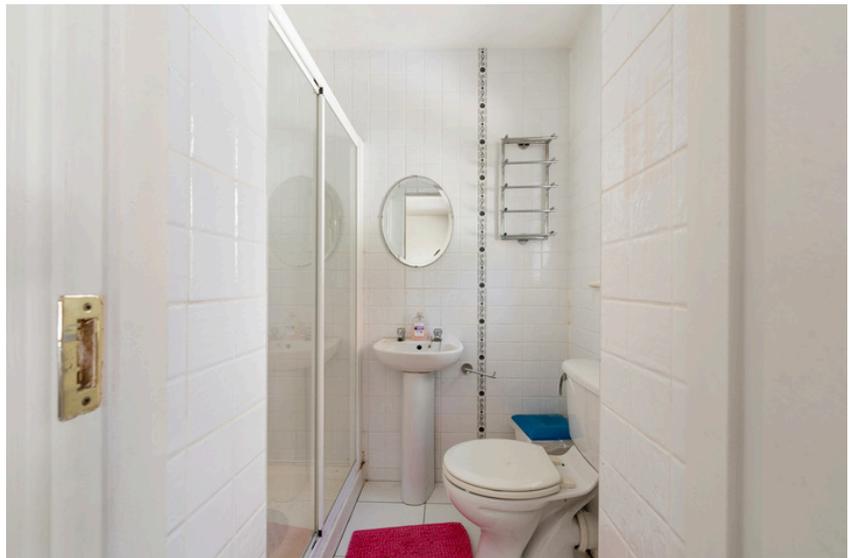
## | WALK-IN WARDROBE

This walk in wardrobe offers extensive storage space with shelving and hanging facilities.

## | EN SUITE 2

2.05m x 1.23m (6'7" x 4'0")

This en suite bathroom features a three piece suite including a double corner shower area. There is one window to the rear, one centre light piece, and tiling from floor to ceiling.



## | BEDROOM 3

3.61m x 3.1m (11'8" x 10'1")

Located off the living area, this double bedroom one window to the front of the property with carpet flooring, one centre light piece, one radiator and multiple power points.



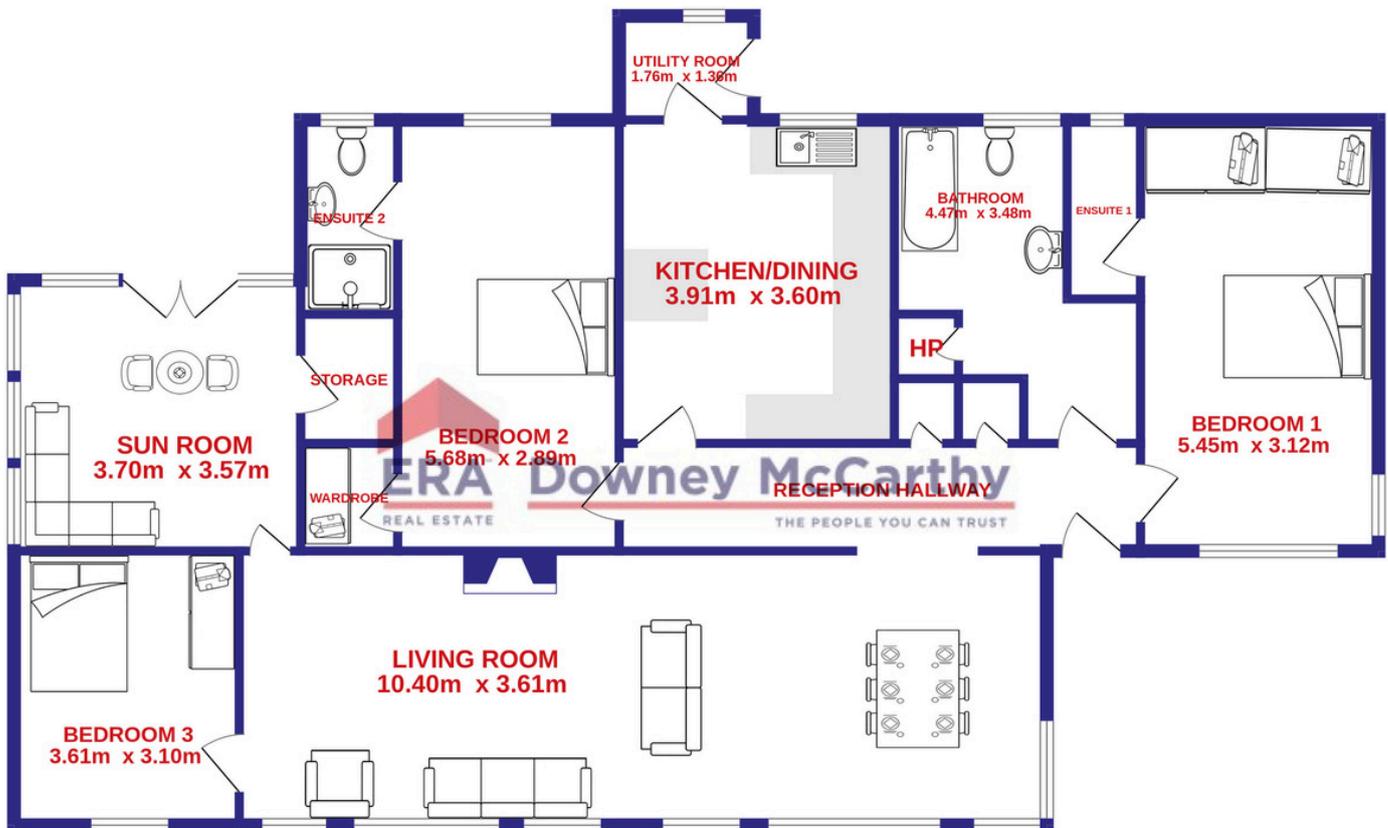
## | BATHROOM

3.48m x 4.47m (11'4" x 14'6")

The main family bathroom features a three piece suite and is finished with floor and wall tiling. There is one window to the rear, a large vanity area with integrated storage, one radiator, recessed spot lighting, multiple wall-mounted light pieces, and access to the hot press.



## | FLOOR PLAN



## | GARDENS AND EXTERIOR

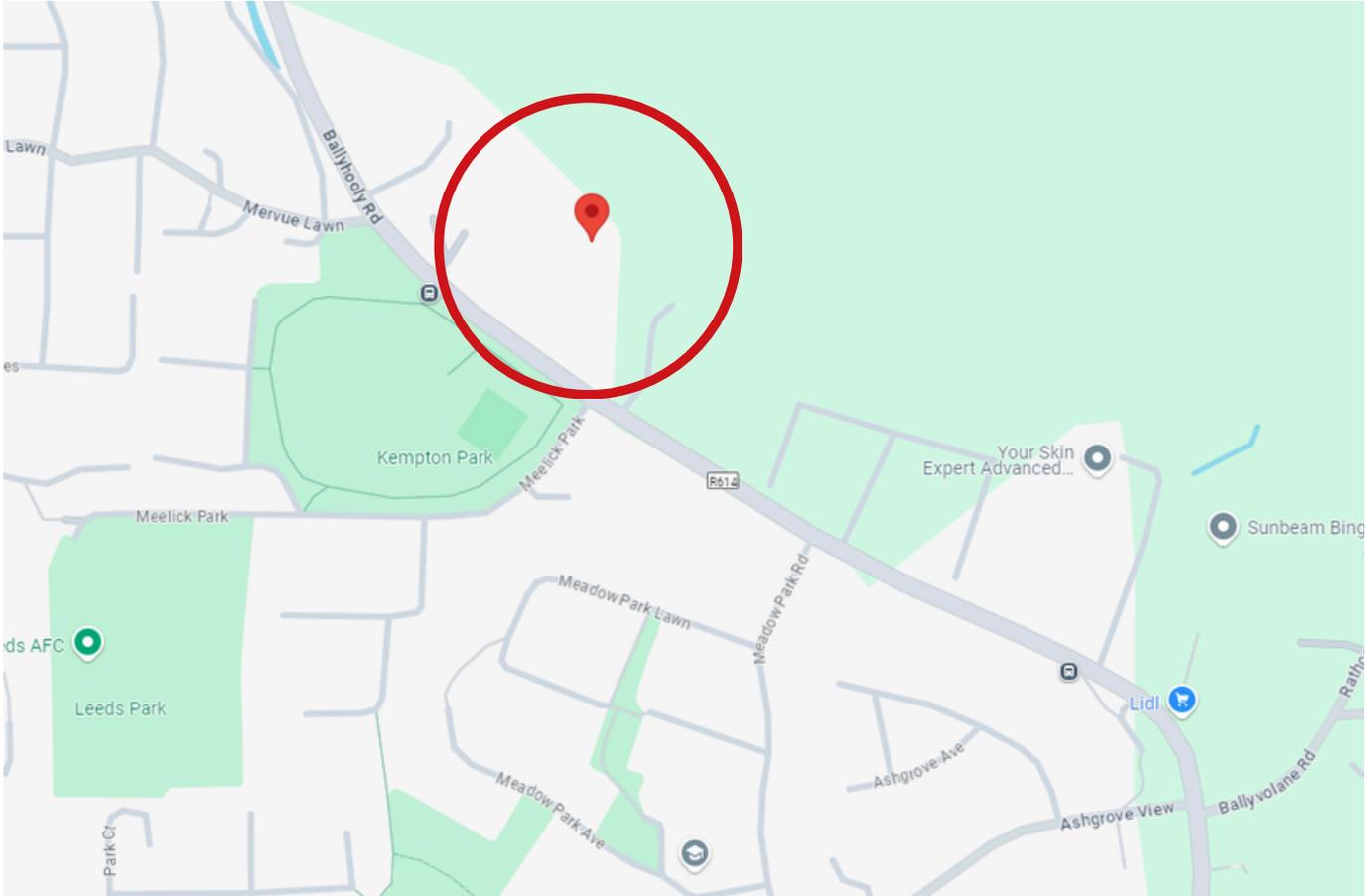


The front of the property offer a spectacular front lawn area screened by mature trees and shrubs. The area is laid to lawn throughout. A gravel driveway leads from the main road to a parking area at the front of the property offering parking for 5-6 cars.

The rear of the property is fully enclosed and is finished with a maintenance free tarmac finish. A large rear garden has been laid to lawn and there are block built stables located at the rear of the garden. The back garden is screened by mature trees.

## | DIRECTIONS

Please see Eircode T23 K2XH for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**

THE PEOPLE YOU CAN TRUST

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