



# Downey McCarthy

*...the people you can trust*

## 166 Connolly Road, Ballyphehane, Cork



ERA Downey McCarthy are very pleased to offer this excellent 2/3 bedroom terraced property, presented in good condition throughout, and situated in a very popular location in Ballyphehane. This property comes with the benefit of an outside detached studio/ potential one bed apartment and it is convenient to all amenities including schools and shops all within easy access of the South Ring Road, Turners Cross and Kinsale Road. The back garden is laid to lawn and private as it is fully enclosed as well as offering good outside space and then we have the detached studio/office that offers numerous potential uses for prospective purchasers.



**AMV: €275,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 96.74 Sq. M. / 1,041 Sq. Ft.
- Plus Detached studio (21 Sq. M. approx.)
- Original house built in 1955
- Extended in 2009/10
- Very well presented and modernised property
- Great potential with the detached studio
- BER D1
- Natural Gas fired central heating
- PVC Double Glazed windows
- Large rear garden
- Great location
- Walking distance to town and to Turners Cross
- Ideally located close to the South Ring Road
- Short commute to Cork Airport

## | RECEPTION HALLWAY

5.05m x 1.75m (16'5" x 5'7")

The reception hallway has one window overlooking the front of the property, tiled flooring, two centre light fittings, a large storage unit, one radiator and a door allows access into the guest bathroom.

## | GUEST W.C

1.61m x 0.76m (5'2" x 2'4")

The guest W.C has two piece suite with a continuation of the tiled flooring from the hallway. Other features include one centre light fitting and neutral décor.

## | LIVING ROOM

3.83m x 3.59m (12'5" x 11'7")

The living room has two windows overlooking the front of the property with fitted blinds. Features include a cast iron fireplace with tile hearth, carpet flooring, one centre light fitting, one radiator and ample power points.



## | UTILITY ROOM

1.36m x 2.3m (4'4" x 7'5")

The utility room has one window overlooking the rear of the property. The utility has plumbing for a washing machine, power points, one centre light fitting, laminate timber flooring, one radiator and the gas boiler is situated in this room.

## | KITCHEN

7.34m x 3.98m (24'0" x 13'0")

A fantastic space which has been extended in recent years, the kitchen has solid fitted units at eye and floor level with an extensive worktop counter, one window, a glass door with glass paneling to the side allowing access out to the rear garden and a high vaulted ceiling with four velux windows which provides the space with extensive natural light. The room has neutral décor, tiled flooring, three centre light fittings, ample power points throughout, space for a Range cooker, two radiators and plenty of space for a dining table.



## | STAIRS AND LANDING

2.8m x 2.74m (9'1" x 8'9")

The stairs and landing have carpet flooring throughout. Access to the attic is gained from the landing area.

## | **BEDROOM 1**

2.75m x 5m (9'0" x 16'4")

The main bedroom is positioned towards the front of the property with three windows allowing in extensive natural light. Features include neutral décor, carpet flooring, one light fitting and one radiator, power points and built-in area that houses the immersion.



## | **BEDROOM 2**

3.64m x 3.32m (11'9" x 10'8")

A spacious double room overlooking the rear of the property. This room benefits from attractive neutral décor, one centre light fitting, carpet flooring, one radiator and power points throughout.



## | **MAIN BATHROOM**

2.63m x 2.75m (8'6" x 9'0")

A fantastic main bathroom which benefits from a four piece suite including an enclosed shower cubicle with power shower off the mains. Other features include space for a large bathtub, neutral décor, one window overlooking the rear of the property, one centre light fitting and laminate timber flooring.

## | STUDIO

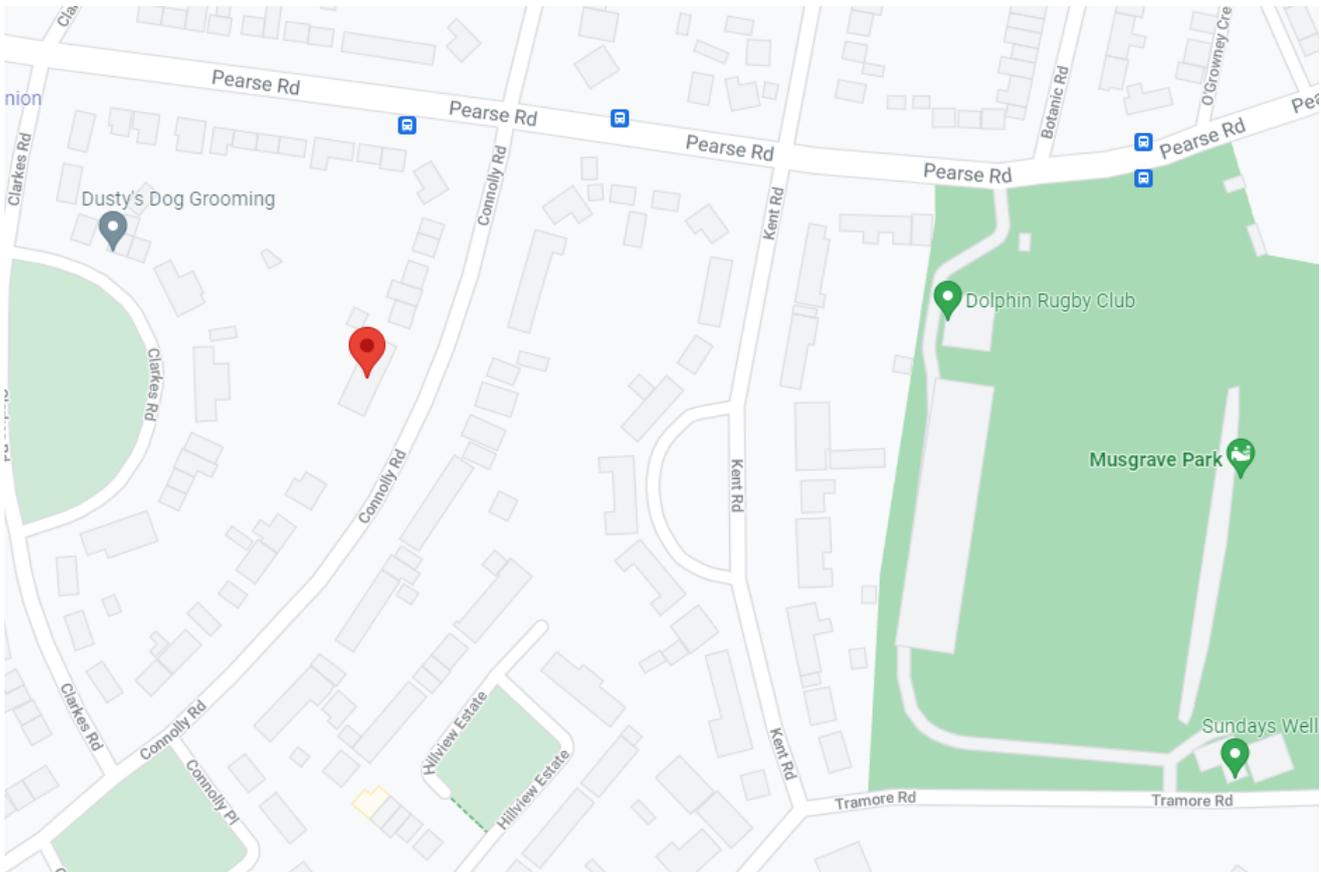
6.74m x 3.04m (22'11" x 9'9")

A superb detached studio situated at the rear of the garden, this space could serve a multitude of uses such as a workshop/ office space or a granny flat. The studio has timber flooring which has been sanded and varnished to a high quality finish throughout, one window overlooking the side of the property, one velux window, two light fittings, one w.c. and ample power points throughout.



## | DIRECTIONS

Please see Eircode T12 X2T7 for directions.



## | ALL ENQUIRIES TO:

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