

## 14 Ashgrove Drive, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this truly magnificent, extended, five-bedroom detached property situated in the much-acclaimed and mature development of Ashgrove Drive, Ballyvolane.

The property benefits greatly from its positioning within a quiet cul de sac overlooking a large green area towards the rear of the estate.



AMV: €350,000

PSRA Licence No. 002584

## Accommodation

- Porch 0.8m x 1.7m
- Reception Hallway 4.64m x 3.7m
- Living Room 3.8m x 3.29m

A sliding door allows access to a porch. The porch has tile flooring, one recess spot light and a PVC door with stained glass paneling allows access into the reception hallway.

The reception hallway has superb décor throughout which includes high quality walnut laminate timber flooring. The area has two centre light piece, one large radiator behind a radiator cover, four power points and two phone points.

The living room has one window to the front of the property, walnut laminate timber flooring and attractive décor. There is one centre light piece, one radiator, eight power points and one centre light piece.



- Hallway 2.67m x 1.2m
- Lounge 3.39m x 3.29m

A door with attractive glass panelling allows access from the reception hallway to a main hallway providing access to the rear of the property. The hallway has an impressive array of built-in display and storage units, recess spot lighting, attractive décor and sliding doors with stained glass panelling allow access into the lounge.

The lounge has two windows overlooking the side of the property with blinds. The room has walnut timber flooring, attractive décor, one centre light piece, eight power points and a telephone point.



- Kitchen/Dining

5.62m x 4.2m

A spectacular kitchen/dining room features solid oak fitted units on both sides of the room with extensive storage at eye and floor level. The area has granite worktop counters with tile splash back and an impressive island unit with worktop. The kitchen includes an integrated double oven, plumbing for a washing machine, space for a dishwasher, space for an American style fridge freezer, stainless steel bowl and a half sink. There are two centre light piece, one large window to the side of the property and a sliding door allowing access to a magnificent patio area.

The room also offers recess spot lighting, integrated strip lighting underneath the eye-level units, one large radiator and sixteen power points. A door from the room allows access to a formal dining room/family area.







- Formal Dining/Family Room 3.32m x 4.43m Room

This magnificent light filled room has a beautiful feature corner window offering a dual aspect which overlooks the rear courtyard. The room has superb décor throughout with high quality laminate timber flooring, one window to the side of the property with a blind, one radiator, eight power points and one phone point.



- Bedroom 1 3.93m x 3.63m

Located off the kitchen/dining area, this large double room has an extensive array of built-in units on numerous walls within the room. There is one window to the side of the property with a roller blind, one radiator, one tv point, one centre light piece and eight power points.



- En Suite 1                      0.9m x 2.5m

The en suite bathroom features a two piece suite in a corner shower area. The room has impressive tiling on the floor and from floor to ceiling. Features include one centre light piece, one wall mounted light piece, one wall mounted heater, a window to the side of the property and a wall mounted storage unit.
- Bedroom 2                      3.0m x 2.4m

A large double bedroom has one window to the front of the property which includes a set of blinds. The room has a walnut timber floor, one centre light piece and a array of built-in units from floor to ceiling and surrounding the bed. There are six power points and one radiator.
- Main Bathroom                      2.64m x 1.95m

The main family bathroom has been adapted to features a two piece suite with a large shower area incorporating a Mira Elite electric shower. The room has tile flooring, tiling from floor to ceiling and one window to the side of the property. There is one centre light piece, a heated towel rail and the hot press is also located within the room and it is shelved for storage.
- Stairs and landing

The stairs and landing have been fitted with carpet flooring throughout. The area benefits from the positioning of a window at ground floor level and a large velux window on the landing, both of which allow extensive natural daylight to flow through the respective areas.
- Bedroom 3 (Main)                      3.85m x 4.4m

The first floor landing allows access to the properties three bedrooms and the guest W/c. An enclosed corridor from the main landing is carpeted and offers built-in storage units, one velux window and one radiator. The main bedroom on the first floor is accessed from this area.





The bedroom offers a dual aspect with velux windows to the side of the property and one window to the rear of the property and has magnificent décor throughout with high quality carpet flooring and extensive built-in units. There is one radiator, one centre light piece, eight power points and a telephone point.

- En Suite 2

The en suite bathroom offers a two piece suite with a corner shower. The room has tiling from floor to ceiling, a velux window to the side of the property and a radiator. There is an integrated storage area, one centre light piece and one wall mounted light piece.

- Bedroom 4                      3.58m x 3.0m

A large double bedroom has a velux window to the side of the property and includes a curtain rail and curtain. The room has carpet flooring and built-in units from floor to ceiling, one centre light piece, one radiator, six power points and storage into the eaves of the attic can be gained from here.



- Bedroom 5                      3.0m x 3.66m

A spacious double bedroom has one window with a curtain rail, curtains and a blind overlooks the front of the property. The room has high quality grey laminate timber flooring and superb built-in units on both sides of the room which. A Stira staircase allows access to the attic and there is one centre

light piece, one radiator, six power points and one television point.



- Guest W/C                      0.7m x 1.7m

The upstairs bathroom features a two piece suite. There is one velux window to the side of the property, tile flooring, a tile splash back and one centre light piece.

## Features

- Approx.1,695 Sq.Ft / 157 Sq. M
- BER Pending
- Superb internal finishes
- Substantial Five double bedroom property
- Mature sought-after development
- Close to all amenities
- Oil fired central heating
- Double glazed windows
- Excellent electrical specification
- Solid oak fitted kitchen
- 3 x spacious living areas
- Magnificent maintenance free rear courtyard with a bespoke patio area

## Directions

Please see Eircode T23 N7T2 for directions.



## Outside



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