

55 Pic du Jer Park, Ballinlough, Cork City



Wonderful opportunity to acquire a family home in a desirable residential location. ERA Downey McCarthy are delighted to present to the market this superb three bedroom semi-detached property with the benefit of a 100 feet long, south-facing rear garden in this most popular and sought after area in Ballinlough. The entire property was completely renovated in recent years and it has been very well maintained.



€275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.48m x 1.78m

The front door is a solid teak door with an in-built glass fanlight, leading into the hallway. The hallway has under-stair storage, an alarm console point, fire alarm, one radiator, one centre light fitting, Terrazzo tile flooring and solid doors lead to all rooms downstairs.

- Living Room 3.9m x 3.91m

The room has a feature bay window to the front fitted with blinds and curtain pole. The area has one centre light fitting, a fireplace with an open fire, one radiator, ample power points, one telephone point, one television point and carpet flooring.



- Kitchen/Dining Room 4.17m x 3.53m

The kitchen/dining is filled with natural daylight as one large window overlooks the back. It is a well fitted modern kitchen with built in units at eye and floor level with a tile splash back and double drainer sink, a vinyl effect floor, one radiator, two light fittings, including one fluorescent light and the kitchen also has plumbing for a washing machine.



- Utility Room 3.02m x 1.8m

The utility room is situated off the kitchen towards the back of the property with one window looking towards the side of the property. The room is plumbed for a washing machine, drier and fitted units. The room has Terrazzo tile flooring and some fitted shelving. The gas boiler is also housed in the

corner and a pvc door with centre glass panel allows access to the back garden.

- Stairs & Landing

The stairs and landing are fully carpeted, the landing has one window looking out over the side of the property, one light fitting, one smoke detector and a pull down ladder that gives access to the attic. The hot press has some fitted shelving and is an ideal area for storage.

- Bedroom 1 4.15m x 3.53m

The largest bedroom has one window overlooking the back, a built-in wardrobe, one radiator, ample power points, a centre light fitting and carpet flooring.



- Bedroom 2 3.13m x 3.25m

This spacious bedroom has a window overlooking the front and ample space for wardrobes. The room has power points, one radiator, one centre light fitting and carpet flooring.



- Bedroom 3 2.07m x 2.04m

A single room with one window overlooking the front, one radiator, ample power points, one centre light fitting and carpet flooring.

- Main Bathroom 1.79m x 2.36m

A well appointed bathroom with a shower cubicle that has sliding doors and a electric shower off the mains fitted. The bathroom has an extractor fan, centre light fitting, a frosted window, one wash-

hand basin, one W.C., and fitted mirror. The area also has a tile floor.



Features

- 936 sq. ft. approx.
- Off street parking
- PVC Double Glazed Windows
- Natural Gas fired central heating
- Property in very good condition throughout
- Original Terrazzo Tile floor in the hallway
- Situated in a quiet and attractive location
- Extra long rear garden

Directions

Coming out from the city go onto the Ballinlough Road and pass the church. Pic Du Jer Park is on your right hand side so turn in here and the property is on the left-hand side with the agents sign displayed.



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You should note that it is our intention to offer financial services to prospective purchasers.



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