

52 An Bruach, Halfway, Ballinhassig, Cork



ERA Downey McCarthy are delighted to present to the market this well located family home. Comprising a three bedroom, two storey, end of terrace house with enclosed private rear garden, this property overlooks a central green area and is well positioned within the An Bruach development in Halfway, Ballinhassig.



AMV: €190,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.02m x 2.33m
- Guest W.C 1.4m x 1.48m
- Living Room 3.99m x 3.35m

The reception hallway has one light fitting, one radiator, two power points and tile flooring.

The guest w.c has one light fitting, one window overlooking the front of the property, one w.c, one wash hand basin and tile flooring.

The living room has one window overlooking the front of the property, one centre light fitting, one radiator, four power points, vinyl flooring and a wood and marble surround fireplace with a gas fired insert.



- Kitchen/Dining 3.87m x 5.39m

The kitchen has fitted units at eye and floor level with an extensive worktop counter and tile splash back. Features include space for a washing machine, space for an oven and fridge freezer and the gas fired boiler is also housed here. This room has two light fittings, access to an under-stair storage area, tile flooring, one radiator and six power points. One window overlooks the rear garden and a PVC door with a frosted glass insert allows access out to the rear garden.



- Stairs and landing 3.8m x 1.92m

The landing area has one window overlooking the side of the property. Features include one centre light fitting, Stira access to the attic and a hot press

which has an electric immersion and been shelved for storage.

- Bedroom 1 3.3m x 2.98m

A spacious double bedroom with one window overlooking the front of the property, one light fitting, one radiator, two power points and a tongued and grooved timber floor. A solid door allows access into the en suite shower.



- En Suite 0.8m x 2.4m

This en suite has a fully enclosed shower cubicle with a Triton T90 electric shower fitted. Other features include one wash hand basin, one w.c, one centre light fitting, one wall mounted shaving light, one radiator and carpet floor covering.

- Bedroom 2 3.41m x 2.55m

A dual aspect room with one window overlooking the front of the property while the other window overlooks the side. The room has one centre light fitting, two power points, a tongued and grooved timber floor and a wall mounted radiator. Presently furnished as a home office.



- Bedroom 3 2.21m x 2.34m

A dual aspect room with one window overlooking the front of the property while the other window overlooks the side. The room has one centre light fitting, two power points, a tongued and grooved timber floor and a wall mounted radiator. Presently furnished as a home office.



- Main Bathroom 1.89m x 1.72m

The main bathroom has fully tiled walls and floors, a bath with a shower extension over, one w.c, one wash hand basin, one centre light fitting, a wall mounted shaving light, one radiator and one window overlooking the rear garden.

Features

- 84.2 sq.m. (906 sq.ft.)
- BER C2
- GFCH
- Built In 2004
- Ideal first time buyer or investment opportunity
- Bishopstown - 10 minute drive time
- Bandon - 15 minute drive time
- Cork Airport - 10 minute drive time
- Kinsale - 12 minute drive time

Directions

Please see the Eircode T12 F9XV for directions.



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