

## 4 McDermott Place, Ballyphehane, Cork.



A most attractive 2 Bedroom bungalow, deceptively spacious with a superb extension to the rear. The accommodation comprises of an entrance hallway, Living Room, Dining Room, Kitchen and a utility room. Two large double bedrooms and a four piece bathroom complete the ground floor. Upstairs we have a converted attic which makes for a super storage space. Ideal location in a quiet cul de sac just off the main road, overlooking a lovely green area.

Viewing Recommended !



AMV €200,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 1.36m x 1.19m

A PVC panelled door leads into a porch type hallway. The hallway has tiled flooring and a meter box. A doorway off this area leads to the living room.

- Living Room 4.23m x 4.13m

This is a good spacious living room with an open fire, one centre light fitting, dado rail, cornicing, coving, ceiling rose, one large window over looking the front with net curtains, curtain rail and curtains, carpet flooring and a door leads out to the dining room.

- Dining Room 4.46m x 2.91m

This is a spacious dining room with two centre light fittings, a mix of tiled and laminate flooring, one radiator and an open arch way leads out to the extended kitchen.



- Kitchen 2.64m x 2.74m

The kitchen features fitted units at eye and floor level on either side of a centre island unit. To the left there is plumbing for a washing machine, dishwasher and stainless steel sink. To the right there is a superb New World gas range cooker with seven rings and a double oven with an extractor fan fitted overhead. Ample power points, one centre light fitting and double doors leads out to the rear garden.



- Utility Room                      2.68m x 3.73m                      This area has space for a fridge freezer, dryer and washing machine. There is one radiator, two power points, one centre light fitting and a stair case leading to the first floor. An open arch leads out to the back hallway.
- Back Hallway                      2.71m x 1.09m                      This hallway has a door leading out to the side of the property. There is a newly fitted gas boiler housed here, solid wood flooring and solid doors leads to a bedroom and bathroom.
- Bathroom                            3.91m x 1.91m                      This bathroom has a fantastic curved Jacuzzi bath and a separate cubicle with a fitted power shower. There is fully tiled walls and floor, two heated towel rails, fitted wash hand basin, one w.c., velux window, one extractor fan and recessed spot lighting.



- Bedroom 1                            3.77m x 3.85m                      This is a most spacious bedroom with one window to the side of the property which includes curtain rail and curtains. The room has one radiator, carpet flooring, one tv point, one phone point and recess lighting.



- Bedroom 2                            3.65m x 2.62m                      This bedroom also located on the ground floor over looking the front of the property and this used to be the master bedroom. The hot press is housed here with a newly fitted pre-sealed tank.

There is one window to the front including net blinds, curtain rail and curtains, one radiator, carpet flooring and one centre light fitting.

- Stairs and Landing

The stairs is fully carpeted. At the top of the landing there is one smoke detector, one light fitting and solid doors leads to the storage room.

## Features

- 990 sq. ft. approx.
- Large extension to the Ground Floor
- Tastefully decorated throughout
- 2 large double bedrooms
- Maintenance free exterior front & rear
- Large Bathroom with separate Jacuzzi Bath and power shower
- Newly fitted Gas Boiler - 2016
- Super New world gas range cooker fitted in the kitchen

## Directions

From Cork city go out towards Turners Cross. At Summerhill south go straight through the junction with Evergreen Road traffic lights and onto St. Patrick's road. Take the turn left onto Connolly Road and proceed out towards Ballyphehane. McDermott Place is the fifth turn into the right and No. 4 is the fourth house on the left hand side.

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