

## 1 Bellevue Court, Passage West, Cork



ERA Downey McCarthy are very pleased to present this most spacious and charming 4 bed detached dormer bungalow to the market. This property would make a wonderful family home with ample living space on the ground floor and a private garden to the rear, situated on a fine corner site.



AMV: €290,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 7.57m x 1.0m
- Living Room 4.86m x 3.65m

The reception hallway has carpet flooring, two wall mounted light fittings, three spot lights, an alarm control point, thermostat control for the heating and under stairs storage.

A spacious living area with one window overlooking the front of the property. Features include one radiator, built-in storage units, two wall mounted lights, three double power points and a marble fireplace.



- Family Room 2.69m x 2.57m
- Main Bathroom 2.7m x 2.5m

The family room has a window overlooking the front of the property, one centre light fitting, one radiator and one double plug power point.

The downstairs bathroom has a three piece suite including a walk-in shower area that is fully tiled from floor to ceiling with a Triton electric shower. Features include tile flooring, a bidet, one window overlooking the side of the property, one centre light piece, one radiator and a built-in storage unit houses the washing machine and drier. The hot press is also located in this room.



- Office/Bedroom 4 3.67m x 3.76m

A room that could serve a multitude of uses either as a study/ office /playroom or a downstairs bedroom if required. Sliding glass doors provide the

room with extensive natural light and features include carpet flooring, recess spot lights, one wall mounted light fitting, one radiator and two double power points.

- Kitchen/Dining Room 7.0m x 3.64m

The 'heart of the home', this is a superb open plan room. The kitchen has ivory built-in units at eye and floor level with an extensive worktop and tile splash back, tile flooring, two ornate spot lights and space for an oven, fridge freezer and dishwasher, extractor fan, stainless steel sink, one window overlooking the rear of the property, four double power points, built-in wine rack and a breakfast bar. The dining area has extensive space for a dining table, a television point, carpet flooring, one window overlooking the side, two double power points, four spot lights and one radiator.



- Stairs and landing

The stairs and landing have carpet flooring throughout. The landing area provides access to the attic, one light fitting and a velux window provides the area with extensive natural daylight.

- Bedroom 1 4.0m x 4.2m

The main bedroom is bright and spacious with one velux window overlooking the rear of the property. Features include a large built-in wardrobe with sliding door, carpet flooring, four wall mounted light fittings, two double power points, one television point and radiator.




- Bedroom 2                      3.2m x 4.2m                      A spacious double room with one window overlooking the front of the property. The room has a large built in wardrobe, one television point, two double power points, one radiator, one centre light fitting, one radiator and wooden flooring.
- Bedroom 3                      2.85m x 2.3m                      A single room with one velux window overlooking the side of the property. The room has one centre light fitting, one double power point, one wall mounted light, built-in shelving and wooden flooring.
- Upstairs Bathroom            1.7m x 2.2m                      This bathroom has a three piece suite including a fully tiled shower cubicle with a Triton electric shower, wooden flooring, extractor fan and one centre light fitting.

## Features

- 136 Sq.M / 1464 Sq.ft
- Built in 1995 by Star Homes
- Still owned by original buyers
- Tastefully decorated and well presented home
- BER C3
- Oil fired central heating
- PVC double glazed windows and doors
- Within a short commute of Douglas Village, Cork City Centre and Cork Airport

## Directions

Please see Eircode T12 W8NA for directions.

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