

1 Clontymon Lawn, Boreenmanna Road, Ballintemple, Cork



ERA Downey McCarthy are pleased to present to the market this ideally positioned and well-maintained, four bedroom semi-detached property which occupies a superb corner site in Clontymon Lawn on the Boreenmanna Road in Ballintemple. The property is ideally located a short distance from Cork city centre and all amenities, making it a fantastic opportunity to acquire a family home in a sought after and convenient location.

Accommodation consists of reception hallway, living room, family room, kitchen, utility room and shower room on the ground floor. Upstairs the property offers four spacious bedrooms, an en suite, and the main family bathroom.

AMV: €475,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 119.12 Sq. M. / 1,282 Sq. Ft.
- Built in 1985
- BER C1
- Oil fired central heating
- Two living areas on the ground floor
- Four spacious bedrooms
- Enclosed west facing rear garden
- Walking distance to local schools, dentists, medical centres, cafes, and parks
- Close to Cork city centre and the Docklands
- Easy access to the N27 road network
- On the 215A bus route

| RECEPTION HALLWAY

4.03m x 1.7m (13'2" x 5'5")

A PVC door with frosted glass panelling allows access into the reception hallway. The hallway features semi-solid wooden flooring, one centre light piece, neutral décor, two power points, under stair storage, and a beautiful timber door with glass panelling leads you to the living room.



| LIVING ROOM

6.23m x 3.41m (20'4" x 11'1")

The large living room has one large window overlooking the front of the property, carpet flooring, two light pieces, a feature marble fireplace, one radiator, and ample power points.



| FAMILY ROOM

3.15m x 4.38m (10'3" x 14'3")

This second, spacious living area is located to the rear of the property, and has sliding glass doors allowing access to the superb patio and garden. The room has carpet flooring, one centre light piece with ceiling rose, neutral décor, one large radiator, ample power points, and a door allowing access into the kitchen.



| KITCHEN/DINING

4.63m x 2.53m (15'1" x 8'3")

The kitchen features fitted units at eye and floor level with an extensive worktop counter and tile splashback, stainless steel sink, integrated double oven, hob, dishwasher, and a standalone fridge freezer. The area has one window overlooking the front of the property, ample power points, laminate flooring, and one centre light piece.



| UTILITY ROOM

1.57m x 1.4m (5'1" x 4'5")

Accessed via the family room, the utility area has tile flooring, one centre light piece, storage space, plumbing for a washing machine, and space for a dryer.



| **SHOWER ROOM**

1.44m x 1.85m (4'7" x 6'0")

The shower room features a three piece suite including a large corner shower cubicle incorporating an electric shower, one window to the rear, floor and wall tiling, one centre light piece, and two extractor fans.



| **STAIRS AND LANDING**

2.98m x 1.87m (9'7" x 6'1")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, an access hatch to the attic, and access to a hot press.



| **BEDROOM 1**

3.23m x 4.55m (10'5" x 14'9")

This large double bedroom has two windows to the front of the property, flooding the area with natural light. The room has carpet flooring, one centre light piece, one radiator, extensive built-in wardrobe units for storage, and a door allowing access to the en suite.



| EN SUITE

0.75m x 2.52m (2'4" x 8'2")

The en suite bathroom features a three piece suite including a large shower cubicle with immersion shower and tile splashback, laminate flooring, one centre light piece, integrated storage, and one frosted window to the side of the property.



| BEDROOM 2

3m x 3.1m (9'8" x 10'1")

Another spacious double bedroom has one window to the front of the property, one centre light piece, carpet flooring, one radiator, six power points, and built-in wardrobe units for storage.



| BEDROOM 3

3.6m x 3.1m (11'8" x 10'1")

This double bedroom has one window to the rear of the property, one centre light piece, carpet flooring, one radiator, four power points, and built-in wardrobe units for storage.



| BEDROOM 4

3.18m x 2.52m (10'4" x 8'2")

This spacious single room has one window to the rear, one centre light piece, one wall-mounted light piece, carpet flooring, one radiator, power points, and built-in wardrobe units for storage.



| BATHROOM

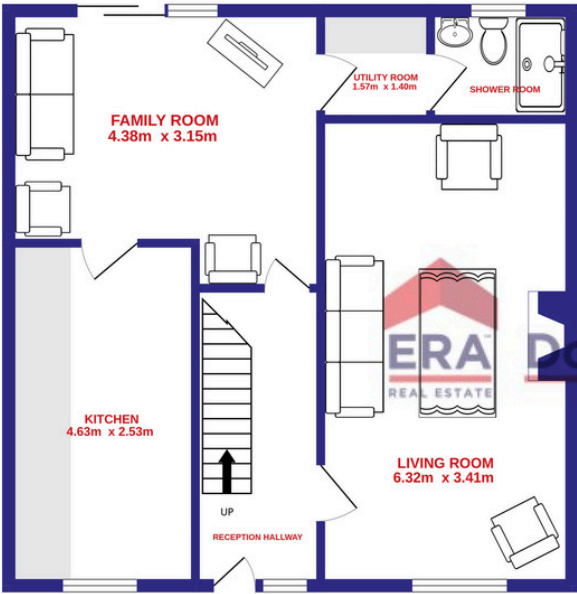
2.08m x 2.01m (6'8" x 6'5")

The main family bathroom features a three piece suite including a large double corner shower area incorporating an electric shower, modern floor and wall tiling, a floor to ceiling storage unit, feature mirror fixture, one radiator, one centre light piece, one wall-mounted light piece, heated towel rail, and one frosted window to the rear of the property.

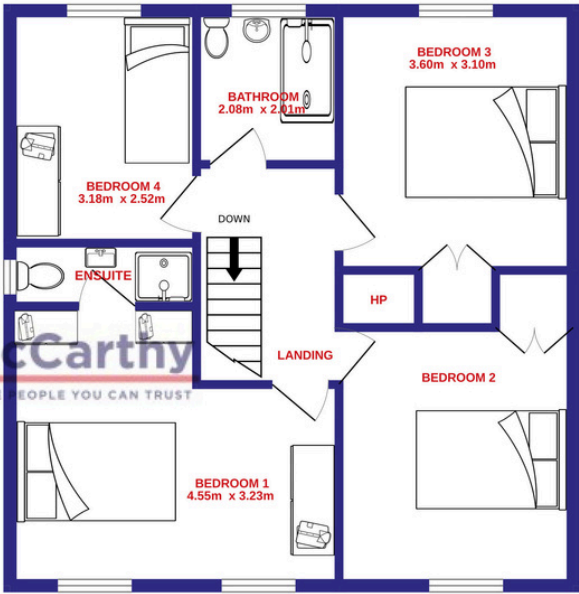


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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THE PEOPLE YOU CAN TRUST

| GARDENS AND EXTERIOR

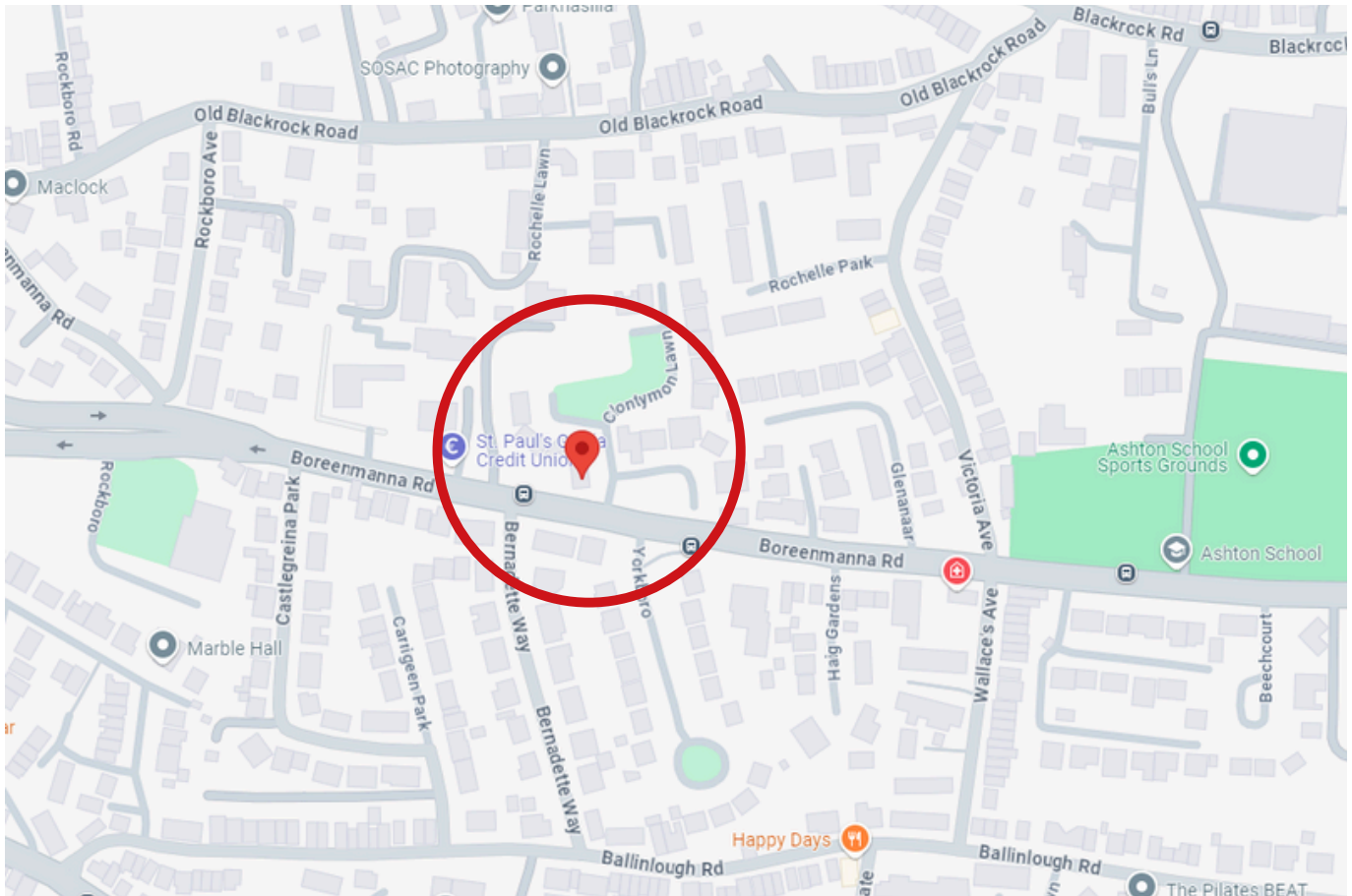


The front of the property is enclosed with brick built walls. There is a maintenance free driveway which can accommodate off street parking for two vehicles.

The rear of the property boasts a superb, fully enclosed west facing garden. There is a patio area ideal for outdoor entertaining in the warm, summer months, and a garden which is laid to lawn with an abundance of mature shrubs and plants throughout. There is also a Barna shed included as part of the sale, ideal for storage.

| DIRECTIONS

Please see Eircode T12 PP9E for directions.



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