

53 Lower Pouladuff Road, Ballyphehane, Cork City 



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to present to the market this superbly presented two bedroom semi-detached bungalow which is positioned on a large corner site offering future development potential subject to planning permission.



AMV €225,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.32m x 1.03m

A PVC door with glass centre panelling allows access into the reception hallway. A bright and spacious reception hallway offers a mix of tile and laminate timber flooring. The area is beautifully decorated with attractive wallpaper and a dado rail surrounding the entire area. Features include recess spot lighting, one centre light piece, one larger radiator, two power points and one phone point.

- Living Room 4.12m x 3.67m

A neatly decorated living room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, an open fireplace, recess spot lighting and one centre light piece. There is one large radiator, eight power points, one telephone point and one television point.



- Kitchen/Dining 2.68m x 3.34m

The kitchen features units at eye and floor level in an L-shape with a worktop counter and tile splash back. The room has tile flooring, one window to the rear of the property and a aluminium door with glass centre paneling allows access to the rear garden.

Features include one centre light piece, a bowl and a half stainless steel sink, plumbing for a dishwasher, space for a fridge freezer, space for a cooker, an integrated extractor hood, six power points and a island unit with integrated storage.



- Bedroom 1

3.5m x 3.7m

A spacious double bedroom offers a dual aspect with one window to the front of the property and one window to the side both of which include roller blind. The room has attractive décor with high quality laminate timber flooring, built-in units from floor to ceiling, one large radiator, one centre light piece, six power points and one television point.



- Bedroom 2

2.7m x 2.6m

A double room has one window to the rear of the property which includes a roller blind and a curtain rail. The room has laminate timber flooring, built-in units from floor to ceiling, one centre light piece, wall mounted shelving and a vanity area with integrated storage. There is one radiator and four power points.



- Family Bathroom

1.56m x 2.03m

The family bathroom features a three piece suite. The area has laminate timber flooring, tiling to the half way point on the walls and surrounding the shower area. Located over the bath is a Mira Elite ST electric shower and the room offers a centre light piece, an extractor fan, one window to the rear of the property, one radiator, wall mounted shelving and a vanity area.

- Converted Attic

3.66m x 7.35m

A Stira staircase allows access into the converted attic. A versatile storage area has two velux windows to the rear of the property. The area is floored with laminate timber flooring and offers built-in storage facilities. There is recess spot lighting, storage into the eaves of the roof and four power points.

Features

- Large corner site with future development potential subject to planning permission
- Attic converted for storage
- Off-street parking for two/three vehicles
- Enclosed rear garden
- Double glazed windows
- Oil fired central heating
- Excellent location close to all amenities
- Ideal First time buy/trader down property
- Built Approx. 1950
- Approx. 570 Sq Ft

Directions

Please use the Eircode T12W7VW to locate the property or refer to the attached map for the properties exact location.



Garry O'Donnell
60 South Mall, Cork
087 7522244
garry@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



AMV €225,000

PSRA Licence No. 002584