

## 13 Ballinsheen Court, Ringmahon Road, Blackrock, Cork



ERA Downey McCarthy are delighted to present to the market this pristine 3 bed end of terrace property ideally located within walking distance of Blackrock Village and Mahon Point shopping centre and business park. The property has been recently renovated and is now presented in turnkey condition with tasteful modern décor throughout.



AMV: €235,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.25m x 1.87m

A PVC door with glass paneling allows access into the reception hallway. The hallway benefits from attractive neutral décor and conveniently has new built-in storage units under the stairs. Other features include wooden flooring, one centre light fitting, one radiator and three power points.

- Living Room 4.53m x 3.08m

The living room has attractive décor and one large window overlooking the front of the property. The room has a dado rail surrounding the walls, wooden flooring, a cast iron fireplace with an attractive surround, one radiator, one centre light fitting, numerous power points and fitted shelving ideal for display.



- Dining Room 3.0m x 5.03m

A very spacious dining room, the key features of the room are the two hexagon shaped arches which allow plenty of natural light into the area. The area has extensive storage space, wooden flooring, plenty of room for dining/entertaining, two radiators, one television point, one light fitting, ample power points and shelving for display.



- Kitchen 2.07m x 5.05m

A beautiful kitchen which has been recently renovated, the kitchen features modern fitted units at eye and floor level, an extensive worktop counter and tile splash back. The kitchen has space for an

American-style fridge freezer, a double oven, gas hob, extractor fan and large black composite quartz sink. Other features include recess spotlight fittings, two large windows overlooking the rear, tile flooring, extensive storage space and a PVC door with glass paneling allows access out to the rear garden.



- Stairs and landing 3.47m x 1.98m

The stairs and landing have carpet flooring throughout. The landing has one centre light fitting, a hot press which is shelved for storage and access to the attic is gained from here.

- Bedroom 1 3.65m x 2.86m

A spacious double bedroom with one window overlooking the front of the property. Features include neutral décor, timber flooring, one centre light fitting, numerous power points, one radiator and a large built-in wardrobe for storage.



- Bedroom 2 3.39m x 2.97m

A large double room with one window overlooking the rear of the property. This room has wooden flooring, one large radiator, one centre light fitting and ample power points. There is a large free standing wardrobe that is included in the sale.



- Bedroom 3                      2.61m x 2.12m
  
- Bathroom                        1.77m x 1.96m

A spacious single bedroom that is currently being used as an office space. The room has solid timber flooring, one window overlooking the front of the property, shelving for storage and one radiator.


The bathroom has a three piece suite with a Triton T90XR electric showerhead fitted over the bath. Features include fully tiled walls, tile flooring, one window overlooking the rear of the property, one radiator and neutral décor.

## Features

- 85.69 Sq. M / 922 Sq. Ft
- Built in the 1980's
- Recently renovated
- Natural Gas Fired Central Heating
- Solid oak flooring throughout

## Directions

Please see Eircode T12 F4A0 for directions.

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