

43 Killeenreendowney Avenue, Ballyphehane, Cork City



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this immaculately maintained three bedroom terraced property in the much sought after and mature location of Killeenreendowney Avenue, Ballyphehane. The superb property benefits from a large rear garden of Approx. 90 Feet in length.



€200,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.68m x 1.82m

A PVC door with glass centre paneling and side paneling allows access into the main reception hallway. This bright spacious reception hallway offers attractive tile flooring, one centre light piece, one large radiator and two power points. A W.C can be found under the stairs, features include one w.c , one wash hand basin and the walls and floor are fully tiled.

- Living Room 4.62m x 3.35m


The living room has one window to the front of the property that includes a roller blind, curtain rail and curtains. The area has attractive neutral décor and high quality laminate timber flooring. Features include an open fireplace with an electric insert, one centre light piece, one radiator, seven power points and two phone points.



- Kitchen/Dining Area 3.03m x 5.28m

A magnificent open plan kitchen/dining area features units at eye and floor level in an L shape with extensive worktop counter space. The room has tile flooring throughout, two windows overlooking the rear of the property and a PVC door with glass paneling which allows access to the rear garden. Other features of the kitchen include two centre light piece, one large radiator, ten power points, plumbing for a washing machine and space for a oven.



- Stairs & landing
The stairs have been fitted with carpet flooring and the landing area has high quality laminate timber flooring. The landing has one centre light piece, one smoke alarm and a Stira staircase allows access to the attic.
 - Bedroom 1 2.89m x 4.32m
A spacious double bedroom has two windows overlooking the rear garden with both windows including a curtain rail and curtains. The room has neutral décor and high quality laminate timber flooring. Features include one centre light piece, one large radiator and four power points.
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- Bedroom 2 3.61m x 3.24m
A large double bedroom has two windows to the front of the property both including roller blinds, curtain rails and curtains. The room has high quality laminate timber flooring, one centre light piece, one large radiator, neutral décor, four power points and a hot press area which is shelved for storage.
 - Bedroom 3 2.54m x 3.28m
A generous size single room has one window to the front of the property. The room has laminate timber flooring, one roller blind, one centre light piece, one radiator and two power points.
 - Family Bathroom 2.41m x 2.12m
This modern family bathroom offers a walk-in shower area fitted with modern tiling and attractive border tiles. There is a Bristan electric shower fitted in the shower unit. The room has a vinyl floor covering, one window to the rear of the property, one radiator, one centre light piece and one wall mounted storage unit.

Features

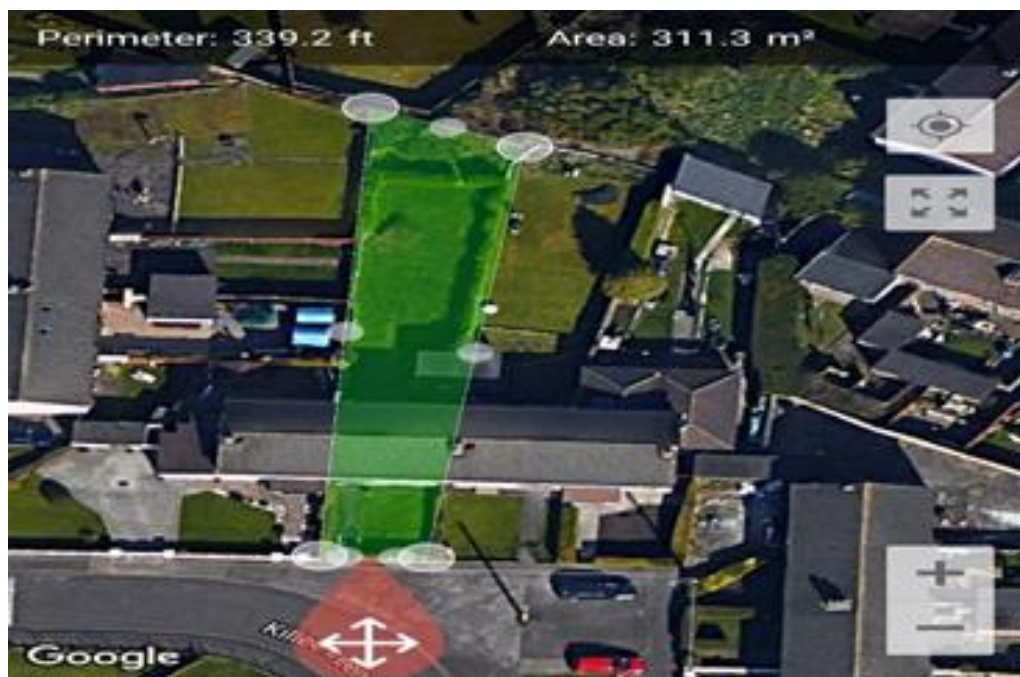
- Approx 775 Sq Ft
- Approx.90 ft long rear garden offering a superb opportunity to extend the property
- Double glazed windows
- Gas fired central heating
- Much sought after residential location

- Close to all amenities including schools, shops and a main bus route
- Three spacious bedrooms
- Modern family bathroom
- BER D2

Directions

Please use the eircode T12K6X8 or alternatively refer to the attached map

Outside



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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



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