

18 Victoria Avenue, Ballinlough, Cork



ERA Downey McCarthy are delighted to launch to the market this 4 bed terraced residence situated in a very popular and convenient location, close to all amenities in Ballinlough.

The property is in need of refurbishment but has immense potential. A project which offers the opportunity to create your own new house in a tremendous location, close to both Blackrock and Douglas Villages while also remaining within easy reach of Mahon Point and the South Ring Road.



AMV: €190,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.01m x 1.42m

The reception hallway has one ceiling light, two wall mounted light fittings, one radiator, a dado rail and laminate timber flooring. The stairs and half landing have carpet floor covering. A glass panel door allows access into the sitting room. The hallway also has a large under-stairs storage closet with a tile floor, alarm panel and ceiling light.

- Living Room 3.66m x 3.44m

The living room has a large bay window overlooking the front of the property with two recessed light fittings over. Room features also include a centre ceiling light, two wall mounted light fittings, two radiators, an attractive marble surround fireplace with tile insert, laminate timber flooring and four power points.



- Dining Room 2.71m x 2.73m

This room includes a picture rail, one ceiling light, a stone surround open fireplace with back boiler stove, tile flooring and tile hearth. Other features include three power points, a built-in display cabinet and an open arch providing access into the kitchen.

- Kitchen 3.05m x 4.87m

Located in a two storey extension to the rear of the house, the kitchen has one large window overlooking the rear. There are built-in units at eye and floor level, extensive worktop counter space and a tile splash back. Features include a velux window, recessed lighting, gas fired boiler, tile flooring, electric hob & oven and ten power points. A set of double doors provide access to the rear of the property.



- Bathroom 2.9m x 3.73m

The bathroom includes a four piece suite comprising bath and separate shower cubicle with a Mira Elite electric shower, w.c. & w.h.b. Features include one ceiling light, one wall mounted light, part timber wall panelling, one radiator and lino floor covering.

- Bedroom 1 3.43m x 4.85m

A spacious double bedroom with two windows overlooking the front of the property. This room includes one ceiling light, double built-in wardrobes, two radiators, carpet flooring and six power points.



- Bedroom 2 3.3m x 2.82m

This bedroom has one timber framed window overlooking the rear of the property. Features include one ceiling light, one radiator, double built-in wardrobes, fitted wash hand basin, ornate cast iron-surround fireplace and two power points.



- Stairs and second floor landing

A carpeted staircase leads to the second floor landing.

- Bedroom 3 3.42m x 4.88m

This room has a large dormer window overlooking the front of the property. Features include a double built-in wardrobe and vanity unit, cast iron surround fireplace, three power points, one radiator and one ceiling light.

- Bedroom 4 3.31m x 3.12m

This room has a dormer window overlooking the rear of the property. The room has one centre ceiling light, a radiator, carpet floor covering, cast iron fireplace and two power points.

Features

- 120.36 Sq.M / 1,296 Sq.Ft
- BER F
- Opportunity for renovation project
- Front and rear gardens
- Excellent location
- Immense potential
- Walking distance to The Silver Quay, Cork Constitution and Pairc Ui Rinn
- Close to all amenities such as shools, bakery, pharmacy, shops etc.

Directions

Please see Eircode T12 E0EE for directions.



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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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