

47 Woodvale Road, Beaumont, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this splendid, mature 3 bedroom semi detached property which is positioned on a superb west facing site and offers a rear garden of Approx.60 Ft in length. Positioned off the main road the property benefits from its location within a quiet cul de sac which is sure to appeal to all buyers.



€395,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 2.40 m x 2.90m

An open porch allows access to a PVC door with glass centre paneling which in turn allows access to the reception hallway.

A bright spacious reception hallway offers carpet flooring. The area has one centre light piece, one large radiator, under stairs storage and one window overlooks the side of the property flooding the area with natural light.

- Living Room 4.10m x 3.80m

This superb main living room has one window overlooking the front garden and includes a curtain rail, curtains and roller blind. The room has high quality semi solid oak timber flooring and an open fireplace. Features include one large radiator, one centre light piece, four power points, two television points and the room is wired for surround sound.



- Dining Room 3.99m x 2.80m

Located off the hallway, the dining room offers high quality semi-solid oak timber flooring. One large window overlooks the rear of the property and includes a roller blind, a curtain rail and curtains. The room has one centre light piece, one large radiator, one television point and four power points. A door from the room allows access to the kitchen.

- Kitchen 2.60m x 3.80m

The kitchen has modern fitted units on both sides of the room finished in a Prague ivory colour scheme with a contrasting walnut worktop counter. There is one window to the rear of the property with roller blind, vinyl floor covering, one centre light piece and one large radiator. The kitchen accommodates plumbing for a washing machine, space for a fridge freezer, space for a cooker and a stainless steel wash hand basin and drainer unit. There is eight power points, one radiator and a door from the room allows access to a rear lobby which in turn this leads into the utility area.



- Bedroom 3 2.50m x 2.80m

A large single room has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one radiator and two power points.

- Main Bathroom 2.50m x 1.80m


The family bathroom features a three piece suite with a new Mira Vigour electric shower over the bath. The room has tiling on the floor and from floor to ceiling. Features of the room include one window to the side of the property including a roller blind, curtain rail and curtain and one centre light piece.

Features

- 92 m² / 990 ft²
- Magnificent West facing rear garden measuring 60Ft long
- Underpinned in September 2011
- Further development potential subject to planning permission
- Double glazed windows
- Three large bedrooms
- Modern fitted kitchen
- Gas fired central heating
- Close to all local amenities including schools, shops, a main bus route to Cork city
- 10-minute walk to Mahon Point

Directions

Please use the eircode T12 H0AD or see the map attached for exact directions.

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