

10 Uam Var Grove, Bishopstown, Cork. T12 V97D 



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this neatly presented three bedroom detached bungalow with the added advantage of an attached garage to the side of the property in the highly desirable location of Uam Grove, Bishopstown. Positioned on a generous site the property has obvious scope for further extensions subject to the relevant planning permission being granted.



€275,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.18m x 1.27m

A bright and spacious reception hallway has neutral décor and a solid wooden floor which has been sanded and varnished to a high quality finish. There is one centre light piece, one radiator and an alarm control point.

- Living Room 3.9m x 3.9m

This is a bright room with a beautiful bay window to the front of the property which includes roller blind, curtain rail and curtain. The room has solid timber flooring, an open fire place with built-in display cabinets, one centre light piece, one radiator, four power points, two telephone points and two television points.



- Dining Room 3.64m x 3.88m

A large versatile room which could serve a multitude of purposes such as a formal dining room or second living area. The room has solid timber flooring and attractive neutral décor. There is one large window to the rear of the property which includes a curtain rail, curtain and venetian blinds. There is a fireplace with a gas insert, a hot press area which is shelved for storage and throughout the room there are four power points and two television points.



- Main Hallway 5.05m x 1.02m

The main hallway allows access to the kitchen, bathroom and three bedrooms within the property. The area has carpet flooring, one centre light piece, one smoke alarm and two power points.

- Kitchen 2.62m x 3.29m
The kitchen features modern oak units at eye and floor level with extensive worktop counter space and tile splash back. The room has one window to the rear of the property with venetian blind and an aluminium door with glass paneling allows access to the rear garden. The area has tile flooring, space for a fridge freezer, plumbing for a dishwasher and has an integrated oven, hob and extractor fan. The kitchen has recess spot lighting, one radiator and six power points.

- Bedroom 1 4.27m x 3.87m
A spacious bedroom offers a feature bay window to the front of the property which includes a roller blind, curtain rail and curtain. The room has solid timber flooring and built-in units on both sides of the room. There is an open fireplace, one centre light piece, one radiator and four power points.



- Bedroom 2 3.79m x 2.86m
A double bedroom has one window to the rear of the property which includes a venetian blind, curtains and a curtain rail. The room has built-in units from floor to ceiling, solid timber flooring, one large radiator, one centre light piece and four power points.

- Bedroom 3 3.18m x 2.43m
A large single room has one window to the front of the property which includes roller blind, curtain rail and curtain. The room has solid timber flooring, built-in units from floor to ceiling, one large radiator, one centre light piece and two power points.

- Family Bathroom 2.49m x 1.5m
A family bathroom features a three piece suite with a Creda electric shower fitted over the bath. There is one window to the rear of the property, tiled flooring and walls surrounding the bath and timber paneled ceiling. There is one wall mounted heater and a Stira staircase allows access to the attic from this room.


- Garage 5.95m x 2.38m
The garage features an over front door which offer vehicle access and a pedestrian door to the rear allowing access to the garden. The area has concrete flooring, multiple power points, wall mounted lighting, plumbing for a washing machine and space for a drier and fridge freezer.
The garage lends itself to further development and conversion subject to planning permission.

Features

- Gas fired central heating
- Double glazed windows
- Fully underpinned
- Detached Bungalow
- Large rear garden
- Future development potential subject to planning permission
- Ideal location close to the N40 road link, CIT, Wilton, CUMH & Ballincollig

Directions

See Eircode T12V97D

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