

## Rivendell, Lee Road , Kerry Pike, Cork



ERA Downey McCarthy are very pleased to present this super detached bungalow, in good decorative order, and set on a fine elevated site overlooking the River Lee and the Lee Valley. This property comes with tonnes of potential with ample space and scope to extend and remodel the existing dwelling.



AMV: €295,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 3.83m x 1.39m
- Living Room 5.31m x 4.18m

An aluminium glass panel door allows access into the property. A fine spacious hallway with a glass panel door leading into the kitchen/dining and two solid oak doors lead into the living room and bedroom 1.

A very bright room as the front of the house is facing South. The two windows here look out over the Lee valley with river views. A window to the side facing East overlooks the side garden. The living room has a cast-iron fireplace with an open fire, solid wooden floor, two large radiators, ample power points and one centre light fitting.



- Bedroom 1 4.1m x 3.42m

A fine sized bedroom that has huge natural light with 2 windows, one to the front of the property facing South and the other window is facing West and looks out towards the driveway. The room has high ceilings, ample power points, one centre light fitting, carpet flooring and one radiator.



- Kitchen/Dining 3.97m x 3.37m

A well fitted kitchen with space for a dishwasher, an integrated oven, hob and extractor fan. Other features include a stainless steel sink, one window to the rear, extractor fan, tile splash back, fully tiled floor, one centre light fitting, high ceiling, one radiator and a fireplace with insert.



- Bedroom 2 3.4m x 3.36m

One window overlooks the side of the property and the driveway. The room has one radiator, vinyl flooring, one centre light fitting, one wall light, space for a wardrobe and a solid door leads back out to the kitchen/dining.



- Main Bathroom 3.35m x 2.81m

A fine spacious bathroom with a Mira Sport electric shower, a heater, globe light fitting, a large window, one wash hand basin, one W.C, one radiator and fully tiled walls and floors. The hot press is housed in the bathroom and has a copper cylinder tank, fitted shelving and a dual immersion.

The access hatch to the attic is also located in this room.

Floor to ceiling height is 3.15 m<sup>2</sup>



## Features

- 1 acre site in total
- 2 Bed detached property
- High ceilings with floor to ceiling height of 3.15 m<sup>2</sup>/10 ft. in places
- Easy access to the city, Kerry Pike and Ballincollig
- Scope to extend in time
- Full planning in place for a 2020 vision new build
- The planning ref no. is 19/05097
- The existing property has mains water, oil heating and a septic tank.
- Half an acre is on the roadside with the other half an acre at the rear

## Directions

Go out the Lee Road and pass on the Grotto. The property, currently called 'Riverdale' is just before you come to the turn for Curraghkippane and Kerry Pike.



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