



Downey McCarthy

....the people you can trust

Glenflesk, 11 Riverview Estate, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this truly spectacular, recently modernised three bedroom semi-detached bungalow which comes to the market in what can only be described as showhouse condition in the highly desirable and mature residential development of Riverview Estate, Ballyvolane. The property offers a host of modern tasteful extras, an eye catching colour palette and spacious accommodation all combined with its positioning on a generous site boasting a large front lawn and a superb rear garden featuring a beautiful khandala grey sandstone finished patio which is ideal for outdoor entertaining.



AMV: €345,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Show house condition
- Approx. 93.22 Sq. M. / 1,003 Sq. Ft.
- Built in 1961
- BER C2
- Double glazed PVC windows
- Oil fired central heating
- Fully modernised, extended kitchen and rear dining area/lounge
- Three spacious bedrooms
- Spectacular rear garden with superb khandala grey sandstone patio area
- External shed
- Ideal family home
- Highly desirable residential location close to a host of amenities including shopping centres, shops, local schools, bars and restaurants
- On the 201 and 207 bus routes
- Immediate access to the N20 road network

| PORCH

0.8m x 0.94m (2'6" x 3'0")

A PVC door with glass centre panelling allows access to the porch area which has tile flooring. A PVC door with stained glass panelling allows access from here to the main reception hallway.

| RECEPTION HALLWAY

6.75m x 2.15m (22'1" x 7'0")

A superbly presented reception hallway sets the tone for the entire property. The area features high quality porcelain tile flooring and attractive décor, two light pieces, one large radiator and an access hatch to the attic.



| LIVING ROOM

3.9m x 3.75m (12'7" x 12'3")

This magnificent main living area has a window to the front of the property which overlooks the front garden and includes a Venetian blind and a curtain rail. The room has high quality walnut timber flooring and an impressive solid fuel stove recessed within a natural cut stone fireplace with a black limestone hearth and timber mantle. The room has impressive modern décor, one centre light piece, one thermostat control for the heating, one smoke alarm, one radiator, six power points and six television points.



| DINING ROOM/LOUNGE

3.9m x 3.8m (12'7" x 12'4")

An extended dining room/lounge acts as a second living area for the property. The room has double doors overlooking the rear garden allowing direct access onto a superb limestone patio area. The room has high quality décor with superb walnut timber flooring, one radiator, one centre light piece, one smoke alarm, four power points and two television points. A door from the room allows access to an extended kitchen.



| KITCHEN

3.7m x 2.7m (12'1" x 8'8")

A superb kitchen features modern fitted units at eye and floor level in an L-shape finished in a Prague ivory colour scheme with a contrasting walnut worktop counter and a tile splashback. One window overlooks the rear of the property with a roller blind and the room features high quality porcelain tile flooring.



The kitchen features an integrated oven/hob/extractor fan, dishwasher, stainless steel sink, plumbing for a washing machine and space for an American style fridge freezer. A PVC door with glass panelling allows access to the front of the property and there is one radiator cleverly disguised behind a radiator cover and eight power points.



| BEDROOM 1

3.2m x 3.75m (10'4" x 12'3")

A spacious double bedroom has one window to the rear of the property including a curtain rail, curtains and a Venetian blind. The room has attractive décor with a modern colour palette. There is carpet flooring, six power points, two television points, one radiator and one centre light piece.



| BEDROOM 2

2.8m x 3.75m (9'1" x 12'3")

A spacious double bedroom has one window to the front of the property including a curtain rail, curtains and a Venetian blind. The room has carpet flooring, four power points, one radiator and one centre light piece.



| BEDROOM 3

2.3m x 2.8m (7'5" x 9'1")

A large single bedroom has one window to the side of the property including a Venetian blind. The room has attractive décor, walnut timber flooring, one centre light piece, four power points and one radiator.



| HALL

1m x 1.2m (3'2" x 3'9")

An open arch from the main reception hallway allows access to a side hall which has porcelain tile flooring, one centre light piece, a smoke alarm and a hot press area which is shelved for storage. A door with frosted glass panelling allows access to the family bathroom.

| BATHROOM

1.8m x 2.4m (5'9" x 7'8")

The family bathroom features a three piece suite including a double corner shower area incorporating a Mira Sport electric shower. The room has modern tiling throughout, one centre light piece, one extractor fan, one window to the side of the property, one radiator and integrated storage space under the sink.

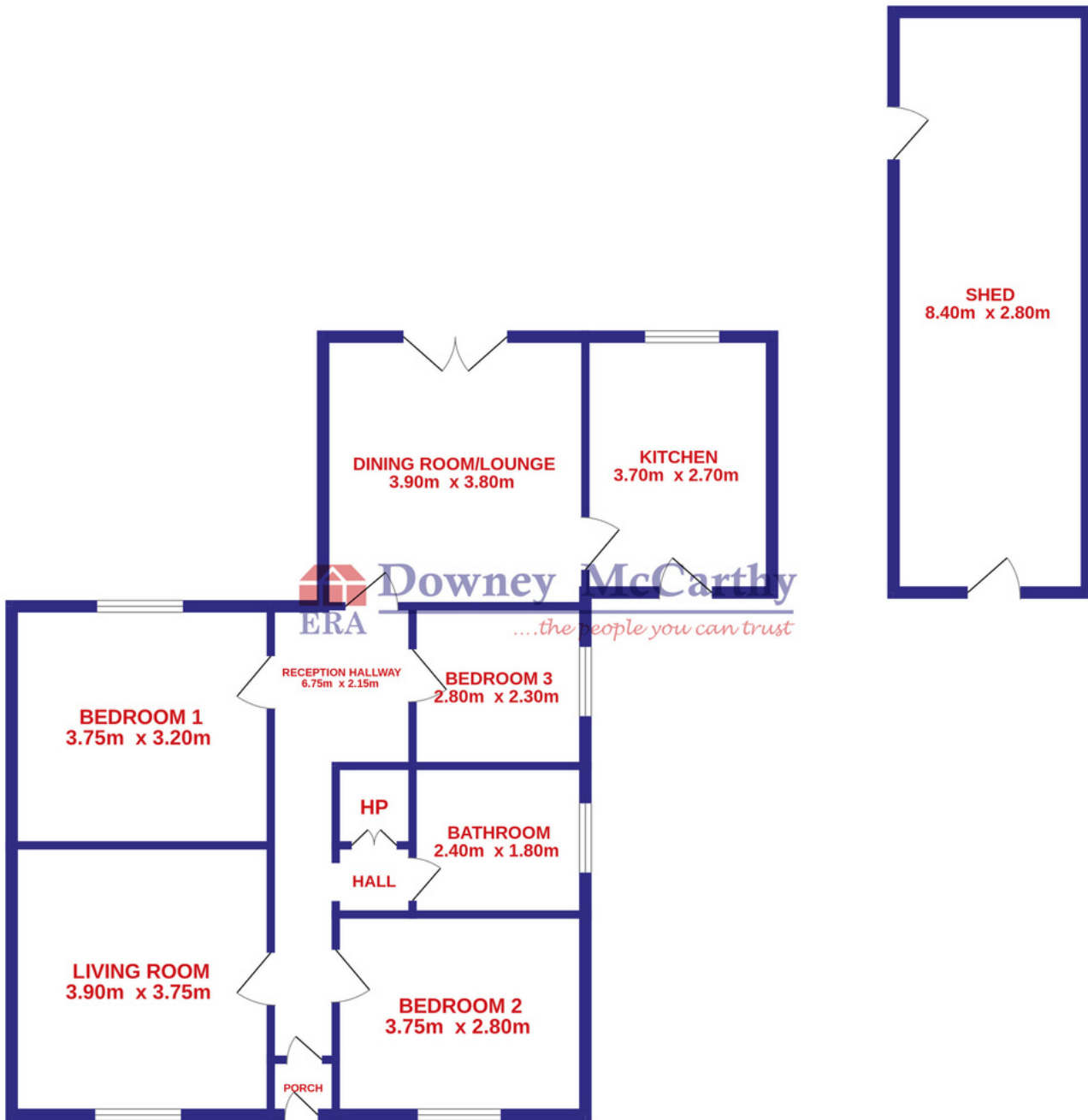


| SHED

8.4m x 2.8m (27'5" x 9'1")

A roller door allows access to an external shed. There is a door to the side. The shed is ideal for storage.

FLOOR PLAN



TOTAL FLOOR AREA : 93.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T23 F8K1 for directions.



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