

## Ballyphilip, Whites Cross, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautifully presented four bedroom detached bungalow, situated on a superb south facing site with extensive off street parking and a large private enclosed rear garden. Lovingly cared for over the years, this wonderful family home exudes a sense of warmth, comfort, and charm throughout from the moment you step onto the driveway. Careful attention to detail has been lavished on the property both internally and externally, resulting in a home that is presented in turnkey condition and is a must see for first time buyers, traders up or down sizers in the market.

Accommodation within the property comprises a porch, reception hallway, living room, a superb light filled open plan kitchen/dining area, four spacious bedrooms, and a beautifully refurbished shower room.

Overall, this is a stunning family home situated in a convenient and highly sought after residential location. Early viewing is highly recommended.

**AMV: €425,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 100.37 Sq. M. / 1,080 Sq. Ft.
- Built in 1979
- Approx. 1/3 acres site offering future development potential subject to FPP
- BER C2 with potential to increase to B1
- Oil fired central heating
- Mains water supply & septic tank on site
- Four generous size bedrooms
- A short drive to all amenities inc. Hazelwood & Ballyvolane Shopping centres, schools & sporting facilities
- Tranquil location with superb views across the countryside
- Easy access to the N20 & M8 road networks and a 10 minute drive to Blackpool & Cork city centre

## | PORCH

An aluminium door with glass panelling allows access to the porch. The area has tile flooring, timber panelled wall and ceilings, and a timber door with glass centre and side panelling leads you through to the reception hallway.

## | RECEPTION HALLWAY

2.93m x 1.61m (9'6" x 5'2")

A superb, bright, and spacious reception hallway features high quality solid timber flooring, recessed spot lighting, one radiator cleverly disguised behind a radiator cover, two power points, and one telephone point.



## | LIVING ROOM

3.91m x 4.29m (12'8" x 14'0")

A spectacular main living room features high quality solid timber flooring throughout. The room has attractive modern décor and one large window to the front of the property including a Venetian blind, a curtain rail and curtains, which overlooks a beautifully presented front floral display. The room has a solid fuel stove, attractive covings around the ceiling, recessed spot lighting and built-in display shelving and storage units. There is one radiator cleverly disguised behind a radiator cover, six power points, and one television point.



## | OPEN PLAN KITCHEN/DINING/LIVING

3.31m x 6.03m (10'8" x 19'7")

This superb open plan kitchen / dining / living area is flooded with natural light, owing to a large window overlooking the rear of the property and a sliding door allowing access to the magnificent rear decking area.

The kitchen features recessed spot lighting, high quality timber effect tile flooring, and impressive modern fitted units at eye and floor level, finished in a Prague ivory colour scheme with contrasting walnut worktop counters and subway tiling surrounding the splashbacks. The kitchen includes an integrated double oven, hob, extractor fan, microwave, dishwasher, fridge freezer, and convenient larder unit. The room offers extensive dining space, one radiator cleverly disguised behind a radiator cover, fourteen power points, and one television point.



## | MAIN HALLWAY

0.99m x 5.99m (3'2" x 19'6")

The main hallway features attractive décor, a continuation of the solid timber flooring, recessed spot lighting, and access to the properties four bedrooms and the shower room are gained from here.



## | BEDROOM 1

4.34m x 2.8m (14'2" x 9'1")

A superb double bedroom has one window to the side of the property together with attractive décor and high quality decorative wall panelling. There is recessed spot lighting, laminate walnut timber flooring, one large radiator, six power points, and one television point.



## | BEDROOM 2

2.8m x 4.2m (9'1" x 13'7")

A large double bedroom has one window to the front of the property, with a curtain rail, curtains, and a Venetian blind, offering panoramic views over the surrounding countryside. The room has high quality laminate timber flooring, a decorative timber panelled feature wall, and an extensive array of built-in units from floor to ceiling. There is one centre light piece, one radiator, and four power points.



### | **BEDROOM 3**

2.8m x 2.84m (9'1" x 9'3")

A generous sized double bedroom has one window to the front of the property, including a curtain rail, curtains, and a Venetian blind. The room has laminate timber flooring, built-in storage units from floor to ceiling, one radiator, and three power points.



### | **BEDROOM 4**

3.31m x 2.42m (10'8" x 7'9")

Currently in use as a walk-in wardrobe and home office, this spacious single bedroom has one window to the rear property overlooking the garden. The room has impressive built-in units, one centre light piece, laminate timber flooring, one large radiator, and two power points.



### | **SHOWER ROOM**

3.31m x 1.65m (10'8" x 5'4")

A recently remodelled shower room features impressive tiling from floor to ceiling and includes a three piece suite including a double walk-in corner shower area incorporating a Mira Elite QT electric shower. There is one window to the rear of the property, recessed spot lighting, one radiator, integrated storage and a wall-mounted mirror with integrated lighting. A hot press area shelved for storage is located in the corner of the room and a Stira staircase allows access to the attic.

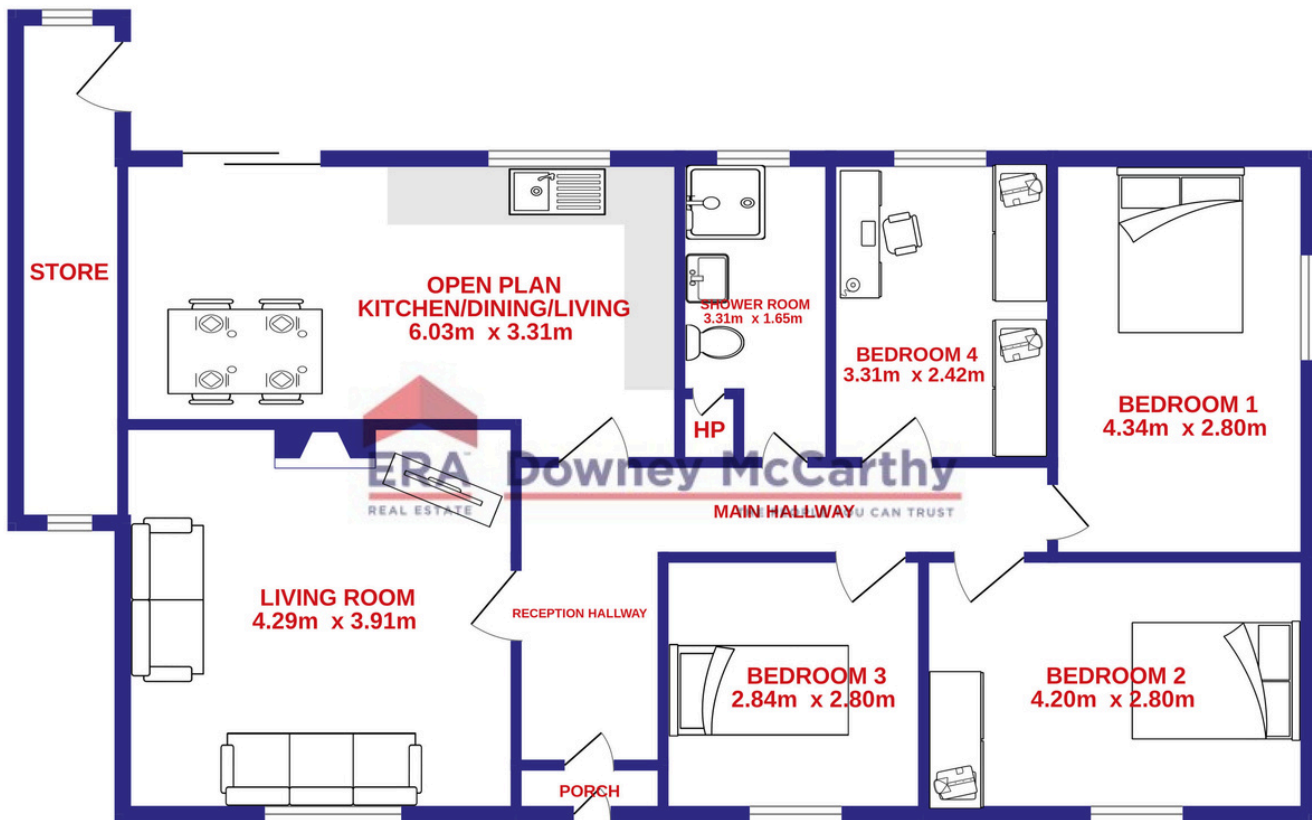


## | GARAGE

6m x 3m (19'6" x 9'8")

Positioned in the rear garden is a superb insulated Steeltech garage. A sliding door to the side allows access to this the garage which acts as a utility and storage facility for the property. The garage features built-in units at eye level, ample power points, plumbing for a washing machine, space for a dryer, and a stainless steel sink and drainer unit. There is also access to a w.c.

## | FLOOR PLAN



## | GARDENS AND EXTERIOR

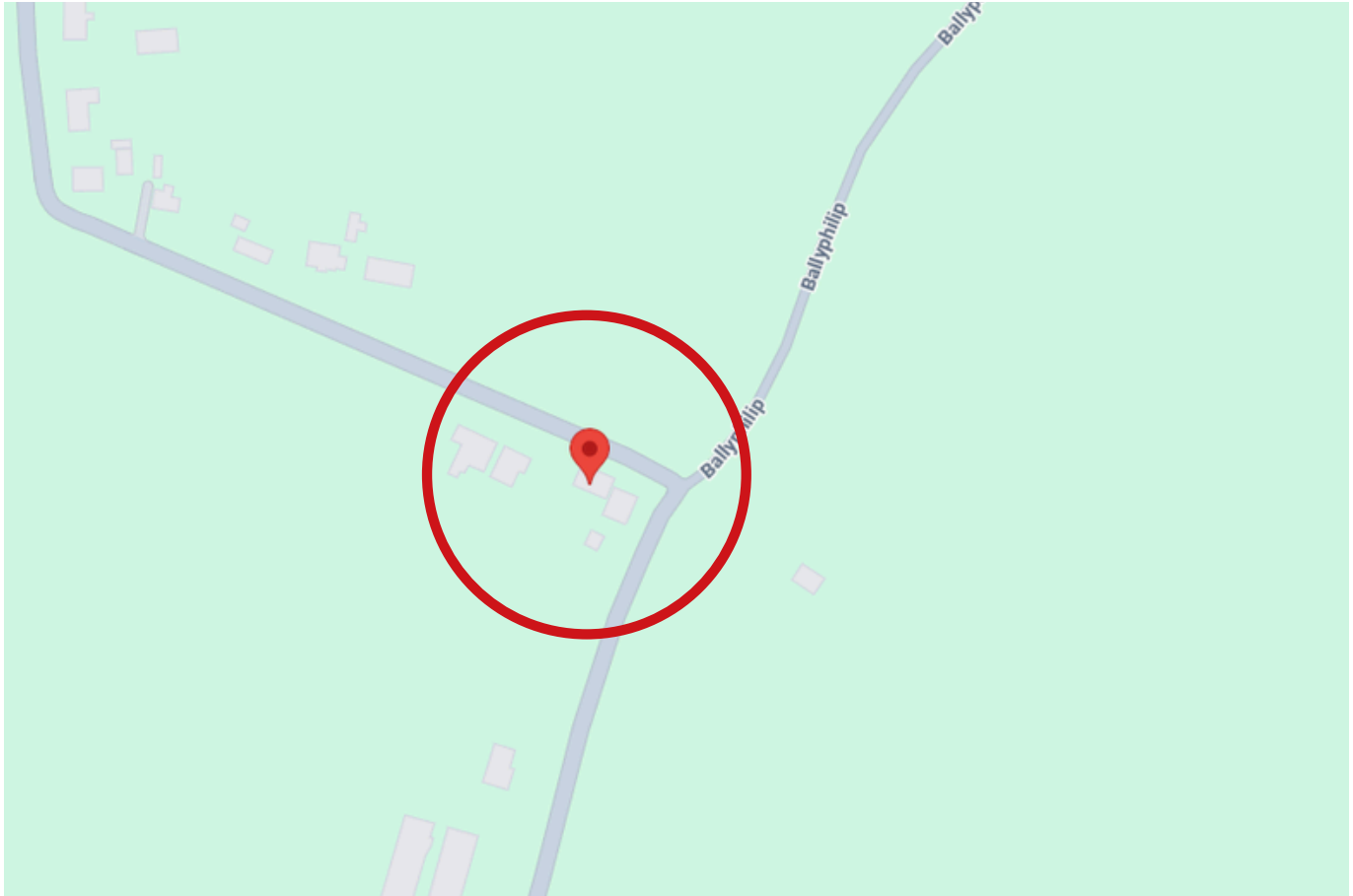


The front of the property is fully enclosed with block built walls. There is a concrete driveway facilitating off street parking for one to two cars. The front garden is laid to lawn with beautifully manicured purpose-built flower beds surrounding with superb shrubs and plants. Double doors from the front of the property allow access to an attached garage.

The rear of the property features a spectacular sun filled garden of approx. 90ft in length which is fully laid to lawn, enclosed with block built walls at the rear and left hand side, and mature fencing on the right hand side. The area is laid to lawn throughout, and features mature shrubs and plants, raised floor beds and a garden room located at the rear boundary. A block built shed also offers additional storage space.

## | DIRECTIONS

Please see Eircode T23 X017 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**

THE PEOPLE YOU CAN TRUST

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