

23 Ballynoe Road, Ballynoe, Cobh, Cork BER D2



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly appointed, three bedroom semi-detached property which is presented in excellent condition throughout and benefits from it's positioning on a generous corner site which could have future development potential subject to planning permission.



AMV: €215,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.8m x 2.2m

A PVC door with stained glass centre panelling allows access to the reception hallway. A bright spacious reception hallway has attractive décor and extensive under stair storage. Decorative coving surrounds the ceiling, and the area is finished with one centre light fitting, one radiator, one power point and two phone points.
- Guest W.C 2.0m x 1.0m

The guest w/c offers a two piece suite with tile flooring and partly tiled walls. Features include one window overlooking the side of the property, one centre light fitting and one radiator.
- Living Room 4.3m x 3.5m

A light filled, spacious living room has a bay window overlooking the front of the property with a roller blind, a curtain rail and curtains. The room has one centre light fitting, decorative coving, semi-solid oak timber flooring and attractive décor. There is an impressive open fireplace, two wall mounted light fittings, four power points and two television points.



- Kitchen/Dining 4.6m x 5.8m

The kitchen has units hand painted in a grey colour scheme at eye and floor level in an L-shape with extensive worktop counter space and a tile splash back. The kitchen has tile flooring and includes an integrated oven, hob and extractor fan, plumbing for a washing machine, space for a fridge freezer, one centre light fitting and coving.



The dining area has solid timber flooring which is hand painted in a grey colour scheme and the room has been newly repainted. A sliding door provides access out to the rear garden and one window with Venetian blind overlooks the garden. Other features include one centre light fitting, one radiator and twelve power points.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one window overlooking the side of the property, decorative coving, an access hatch to the attic and a hot press which is shelved for storage.

- Bedroom 1 4.0m x 3.5m

This large double bedroom has a bay window overlooking the front of the property with a roller blind, a curtain rail and curtains. The room has attractive décor, solid timber flooring and an impressive array of built-in units from floor to ceiling. Other features include one centre light fitting, one radiator and four power points.



- En Suite

The en suite bathroom features a two piece suite with a shower cubicle incorporating a Mira Elite Electric shower. Features include tile flooring and partly tiled walls surrounding the shower area, one extractor fan and one radiator.

- Bedroom 2 3.75m x 3.5m

This double bedroom has one window overlooking the rear of the property including a roller blind, a curtain rail and curtains. The room has solid

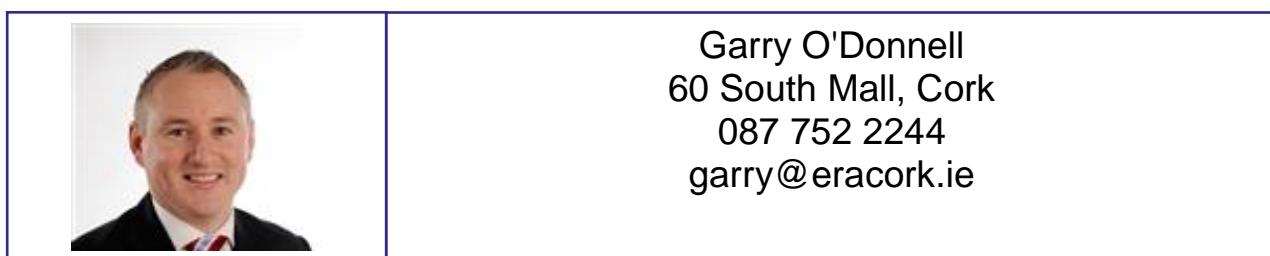
		timber flooring, one centre light fitting, one radiator and four power points.
• Bedroom 3	2.7m x 2.6m	This large single bedroom has been newly redecorated with an attractive colour scheme. Features include solid timber flooring, one window to the rear of the property, one curtain rail, one centre light fitting, one radiator, built-in storage, wall mounted shelving and two power points.
• Main Bathroom	2.0m x 2.2m	The family bathroom features a three piece suite with a corner bath. The room has tiling throughout, one window to the front of the property with roller blind, one centre light fitting and one radiator.

Features

- Approx. 1,100 Sq Ft
- Oil fired central heating
- Double glazed windows
- Large corner site with future development potential subject to planning permission
- Newly repainted
- Ideal first time buy
- Mature residential location close to all amenities

Directions

Please see Eircode P24 E008 for directions.



The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



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