

13 Belmont Park, Ballinlough, Cork City



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented, extended five bedroom semi-detached property in the mature and sought after location of Belmont Park, Ballinlough. The property boasts spacious living accommodation with 3 separate living rooms, large bedrooms and a magnificent rear garden.



€385,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.60m x 1.90m

An open porch allows access to a PVC door with stain glass centre paneling. A bright and spacious reception hallway has attractive neutral décor with vinyl floor covering, one large radiator, one centre light piece and two power points. There is extensive under-stairs storage and a guest toilet located off the hallway.

- Guest W.C

The guest W.C has a two piece suite. The room has tile flooring, a tiled splash back, one centre light piece and one extractor fan.

- Living Room 3.2m x 4m

A fantastic main living room has a feature bay window to the front of the property which adds an extra dimension of living space to the room. The window includes one curtain rail and one set of curtains. The room has superb solid timber flooring which has been sanded and varnished to a high quality finish and a beautiful fireplace with a tile inlay and gas insert. Other features of the room include built-in display cabinets either side of the fireplace and original picture-rail surrounding the room.



- Family Room 4.10m x 3.70m

This superb second living area offers double doors which allow access to a rear patio area and garden. The doors include a curtain rail and a set of curtains. The room has an impressive fireplace with a stone facade and solid timber flooring that has been sanded and varnished to a high quality finish. There is one centre light piece, one large radiator, 12 power points and two television points.

- Kitchen 3.7m x 5.50m

A superb, extended kitchen features extensive solid oak fitted units at eye and floor level in an L-shape. The room has tile flooring throughout and the kitchen includes an integrated oven, hob and extractor fan, plumbing for a dishwasher, washing machine and space for a drier and fridge freezer. There is recess spot lighting throughout, two large windows to the rear of the property and a PVC door with glass paneling allows access to the garden. The room accommodates one large radiator, a stainless steel sink, tile splash back and fifteen power points. A door off the room allows access to a storage area. This area features tile flooring, one centre light piece and two power points. An open arch from the kitchen allows access to a dining room/lounge.



- Dining Room/Lounge 5.70m x 2.30m

A superb, versatile room could act as a family/play room or formal dining room. The room has one window to the front of the property with a curtain rail and curtains. There is vinyl floor covering, recess spot lighting, eight power points, two television points, one telephone point and one radiator.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring. On the main landing there is one centre light piece, one smoke alarm and access to the attic is gained from this area.

- Bedroom 1 4.20m x 4.10m

A bright double room has one window to the rear of the property which includes a curtain rail and a set of curtains. The room has solid timber flooring that has been sanded and varnished to a high quality finish and a superb array of built-in units from floor to ceiling. There is one centre light piece, one large radiator, eleven power points and one phone point.



- Bedroom 2 3.30m x 3.9m

A superb double bedroom has one window to the front of the property which includes a curtain rail and curtains. The room has solid timber flooring, attractive neutral décor, one centre light piece, one radiator and six power points.

- Bedroom 3 4.10m x 2.30m

A large double bedroom has one window to the rear of the property which includes a curtain rail and a set of curtains. The room has solid timber flooring, one centre light piece, one large radiator and four power points.

- Bedroom 4 3.40m x 2.30m

A generous sized bedroom has one window to the front of the property including a curtain rail and a set of

curtains. The room has solid timber flooring, attractive décor, one centre light piece, one large radiator and six power points.

• Bedroom 5 2.22m x 2.10m

A single bedroom has one window to the front of the property with a curtain rail and curtains. The room has solid timber flooring, one large radiator, one centre light piece and five power points.

• Family Bathroom 2.50m x 1.90m

The family bathroom features a three piece suite with a Triton electric shower over the bath, tile flooring and tiling surrounding the bath. The room has one window to the rear of the property, built-in storage under the sink, one centre light piece, one wall mounted light piece, one radiator and a hot press area which is shelved for storage.

• Shower Room 1.86m x 1.25m

A very useful shower room features a two piece suite with a corner shower area incorporates a Triton shower. There is tiling on the floor and from floor to ceiling, one centre light piece, one extractor fan, one radiator and one sky tube which allows natural light into the room.

Features

- Approx. 1540 Sq ft
- D1 BER Rating
- Built in 1943
- Extended five bedroom property
- Gas fired central heating
- Double glazed windows
- Four double bedrooms and one single room
- Mature sought after residential location
- Superb rear garden

Directions

Please use Eircode T12C1W8 or refer to the exact location of the property on the map above.



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