

## 15 Silverdale Road, Ballinlough, Cork City



ERA Downey McCarthy are delighted to launch to the market this 3 bed Semi-Detached Residence situated in a very popular and convenient location close to all amenities in Ballinlough. The accomodation in this property briefly consists of a hallway, kitchen / dining room, a living room and upstairs there are 3 spacious bedrooms and a bathroom.



AMV: €220,000

PSRA Licence No. 002584

## Accommodation

- Porch

Entrance into the porch is gained via sliding door. The porch has one centre light piece and a solid wood door with glass insert allows access into the hallway.

- Hallway 4.2m x 1.8m

The hallway is bright and spacious. Features include a storage unit under the stairs, the meter, the electricity board and two light sockets.

- Living Room 3.8m x 4.1m

The living room has one window overlooking the property, an old fashioned tiled fireplace, one centre light fitting and one double plug power point. An open archway leads into the dining room.



- Dining Room 3.4m x 2.9m

The dining room has one window that overlooks the rear garden, one centre light piece and a door leads into the kitchen.



- Kitchen 3.3m x 2.2m

The kitchen has a storage area with a worktop counter, one window overlooking the rear of the property, two double sockets, one single power point and an aluminium door with an ornate glass insert leads out to the side of the property and on to the rear garden.



- Stairs and Landing

The landing has a single light fitting and the hot press is located off the landing.

- Bedroom 1                      3.8m x 4.0m

This spacious double bedroom has one window overlooking the rear garden. Features include one telephone point, one light fitting and one single plug power point.



- Bedroom 2                      3.8m x 4.0m

Another spacious bedroom, this room has one window to the front of the property. Features include one light fitting and one power point.

- Bedroom 3                      1.8m x 2.9m

A single bedroom has one window overlooking the front of the property. Features include a single power point and one light fitting.

- Main Bathroom                2.1m x 1.9m

The main bathroom has a three piece suite, and a vinyl floor covering tiling surrounding the bath.





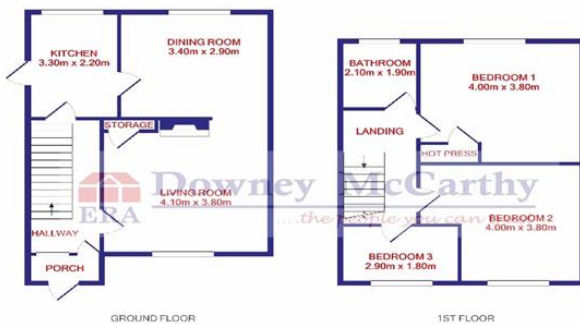
## Features

- 80 Sq.M / 861 Sq.Ft. Approx.
- Blank canvas in need of total renovation
- Excellent Location
- Immense Potential
- Ample Parking
- Walking distance to The Silver Quay, Cork Constitution and Pairc Ui Rinn
- Close to all amenities such as Schools, Bakery, Pharmacy and shops etc.
- On the 215 Bus Route

## Directions

Please see Eircode T12 N7YW for directions.

## Floor Plans



TOTAL APPROX. FLOOR AREA 93.6 SQ.M. (1008 SQ.FT.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance 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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