

## Prague Ville, 7 Beechwood Drive, Boreenamanna Road, Cork City, Ballinlough, Cork City **BER F**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superb, 3 bedroom detached bungalow positioned on a large elevated site with a south facing rear aspect. The property offers dual entrance driveways accessing the property which could potentially open the site up for redevelopment subject to full planning permission.



AMV: €350,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 6.6m x 2.1m

An aluminium door with glass panelling allows access to the reception hallway which has attractive neutral décor with laminate timber flooring. The area has one centre light fitting, one large radiator, an access hatch to the attic and one smoke alarm.

- Living Room 4.3m x 3.6m

The living room has a feature bay window to the front of the property giving superb views over Cork city centre. The room has carpet flooring, an open fireplace, one centre light piece, one radiator, wall mounted shelving, four pour points, two television points and one telephone point.



- Kitchen/Dining 5.7m x 3.7m

A superb extended kitchen/dining area features fitted units at eye and floor level in an L-shape at the rear of the room with extensive worktop counter and a tiled splash back. One window overlooks the rear garden and a timber door with glass panelling allows access out to the rear of the property. The kitchen has tile flooring throughout, an integrated double oven, hob, extractor fan, plumbing for a washing machine, one radiator and recess spot lighting.



The dining area offers double doors to the side of the property which include a curtain rail and

curtains. Features include a large radiator, recess spot lighting, attractive neutral décor, nine power points, one telephone point, and a gas fire.



- Bedroom 1 3.7m x 3.6m

A superb bedroom offers a feature bay window overlooking the front of the property including a curtain rail and curtains. The room has carpet flooring, one centre light fitting, one large radiator, six power points and one television point.



- Bedroom 2 2.7m x 3.6m

A double bedroom has one window to the side of the property including a net blind, a curtain rail and curtains. The room has carpet flooring, one centre light fitting, attractive décor, one radiator and two power points.



- Bedroom 3 2.4m x 2.7m

A single room has one window to the rear of the property including a curtain rail and curtains. The room has neutral décor, carpet flooring, one radiator, one centre light fitting and two power points.

- Main Bathroom 1.9m x 1.9m

The bathroom features a three piece suite with a Triton Shannon electric shower fitted over the bath. The bathroom has tile flooring, tiling from floor to ceiling, one window to the rear of the property, one centre light fitting and one radiator.

## Features

- Superb Detached bungalow located in a much sought-after mature location
- Underpinned and certified in 2006
- Possibility to demolish the existing structure and replace it with a pair of semi-detached houses subject to FPP
- South facing rear aspect
- Gas fired central heating
- Recently rewired
- Fully insulated
- Double glazed windows
- Newly repainted
- Detached garage with power
- BER F
- Approx. 83 Sq.M / 900 Sq. Ft

## Directions

Please see Eircode T12Y6Y8 for directions.



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