

4 McDermott Place, Ballyphehane, Cork



A deceptively spacious 2/4 Bedroom bungalow which boasts two extensions to the rear of the property as well as a converted attic. The property requires extensive modernisation at this stage as it has been vacant for a while so it is ideally suited to a cash buyer/builder. The accommodation comprises of an entrance hallway, living room, dining room, Kitchen and a utility room. Two large double bedrooms and a four piece bathroom complete the ground floor. Upstairs we have a converted attic with 3 extra rooms. Ideal location in a quiet cul de sac just off the main road, overlooking a lovely green area.



AMV €195,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 1.36m x 1.19m
- Living Room 4.23m x 4.13m
- Dining Room 4.46m x 2.91m

A PVC panelled door leads into a porch type hallway. The hallway has tiled flooring and a meter box. A doorway off this area leads to the living room.

This is a good spacious living room with an open fire, one centre light fitting, dado rail, cornicing, coving, ceiling rose, one large window over looking the front with net curtains, curtain rail and curtains, carpet flooring and a door leads out to the dining room.

This is a spacious dining room with two centre light fittings, a mix of tiled and laminate flooring, one radiator and an open arch way leads out to the extended kitchen.



- Kitchen 2.64m x 2.74m

The kitchen features fitted units at eye and floor level on either side of a centre island unit. To the left there is plumbing for a washing machine, dishwasher and stainless steel sink. To the right there is a superb New World gas range cooker with seven rings and a double oven with an extractor fan fitted overhead. Ample power points, one centre light fitting and double doors leads out to the rear garden.



- Utility Room 2.68m x 3.73m This area has space for a fridge freezer, dryer and washing machine. There is one radiator, two power points, one centre light fitting and a stair case leading to the first floor. An open arch leads out to the back hallway.
- Back Hallway 2.71m x 1.09m This hallway has a door leading out to the side of the property. There is a newly fitted gas boiler housed here, solid wood flooring and solid doors leads to a bedroom and bathroom.
- Bathroom 3.91m x 1.91m This bathroom has a fantastic curved Jacuzzi bath and a separate cubicle with a fitted power shower. There is fully tiled walls and floor, two heated towel rails, fitted wash hand basin, one w.c., velux window, one extractor fan and recessed spot lighting.



- Bedroom 1 3.77m x 3.85m This is a most spacious bedroom with one window to the side of the property which includes curtain rail and curtains. The room has one radiator, carpet flooring, one tv point, one phone point and recess lighting.



- Bedroom 2 3.65m x 2.62m This bedroom also located on the ground floor over looking the front of the property and this used to be the master bedroom. The hot press is housed here with a newly fitted pre-sealed tank.

There is one window to the front including net blinds, curtain rail and curtains, one radiator, carpet flooring and one centre light fitting.
- Stairs and Landing The stairs is fully carpeted. At the top of the landing there is one smoke detector, one light fitting and solid doors leads to the storage room. Three rooms with velux windows to the front and back. Two rooms would make ideal bedrooms, one a bathroom. All subject to planning.

Features

- 990 sq. ft. approx. (Not including the attic)
- 2 x Large extensions to the Ground Floor
- Requires Modernisation
- 2 large double bedrooms on the ground floor
- 2 bedrooms upstairs
- Maintenance free exterior front & rear
- Large Bathroom with separate Jacuzzi Bath and power shower
- Newly fitted Gas Boiler - 2016

Directions

From Cork city go out towards Turners Cross. At Summerhill south go straight through the junction with Evergreen Road traffic lights and onto St. Patrick's road. Take the turn left onto Connolly Road and proceed out towards Ballyphehane. McDermott Place is the fifth turn into the right and No. 4 is the fourth house on the left hand side.

Caroline Downey
60 South Mall, Cork
083 0255433
caroline@eracork.ie

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.



AMV €195,000

PSRA Licence No. 002584