

## 35 Kinvara Close, Ballyvolane, Cork



ERA Downey McCarthy are proud to present to the market this magnificent four bedroom semi-detached property situated in a sought after residential location of Kinvara in Ballyvolane. The property is conveniently located within easy access of Cork city centre, Blackpool and Blarney, with a city centre bus route within walking distance.

Accommodation is most spacious (almost 1,600 sq. ft.), and includes a porch, reception hallway, guest w.c, living room, dining room, kitchen and utility room on the ground floor. Upstairs the property offers four bedrooms, an en suite and the main family bathroom. The second floor has a spacious attic room and an additional en suite bathroom.

**AMV: €400,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 148.5 Sq. M / 1,598 Sq. Ft.
- Built in 1996
- BER C2
- Four bedrooms
- Attractive décor and really well presented
- Spacious living and bedroom accommodation throughout
- Superb attic conversion
- Fully enclosed rear garden with separate large garage
- Mature and sought after residential location
- Local schools within walking distance
- On the 207 bus route

## | PORCH

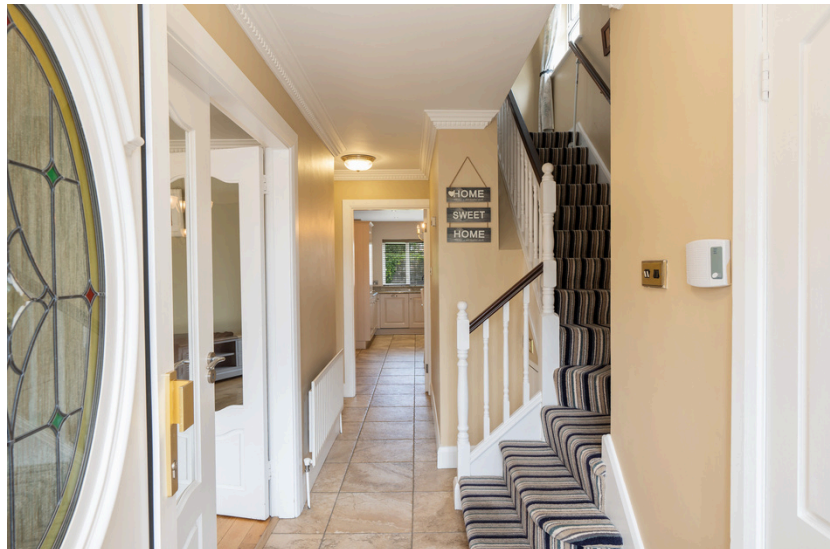
0.58m x 1.22m (1'9" x 4'0")

Double doors allow access into the porch area which has tile flooring, recessed spot lighting and a PVC door with frosted glass panelling allowing access into the main reception hallway.

## | RECEPTION HALLWAY

5.21m x 1.53m (17'0" x 5'0")

The welcoming reception hallway has high quality tile flooring, two light fittings, under stair storage, one large radiator, an alarm control point and a door accessing the guest w.c.



## | GUEST W.C

2.04m x 0.76m (6'6" x 2'4")

The guest w.c features a two piece suite, one frosted window to the side of the property, radiator, tile flooring, fuse board and centre light fitting.



## | LIVING ROOM

5.07m x 3.72m (16'6" x 12'2")

The spacious main living room has a feature bay window overlooking the front of the property, allowing in extensive natural light. The room has solid wood flooring, a beautiful feature fireplace with open insert, one centre light fitting, two wall-mounted light fittings, attractive décor and one large radiator.



## | DINING ROOM

3.73m x 3.22m (12'2" x 10'5")

The dining room has wood flooring, a feature fireplace, one centre light fitting, one large radiator and sliding doors allowing access out to the rear garden.



## | KITCHEN

5.25m x 2.81m (17'2" x 9'2")

The kitchen area has a large window overlooking the rear of the property, tile flooring, recessed spot lighting, neutral décor, large radiator and fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes an integrated double oven/hob/extractor fan, integrated fridge freezer, a stainless steel sink. A door from the kitchen allow access into the utility room.



## | UTILITY ROOM

1.73m x 1.35m (5'6" x 4'4")

The utility room has plumbing for a washing machine and dryer, centre light fitting, high quality tile flooring and a door to the side of the property.



## | FIRST FLOOR STAIRS AND LANDING

5.76m x 3.03m (18'8" x 9'9")

The stairs and first floor landing area features carpet flooring throughout. At the top of the landing there is recessed spot lighting, one window to the side of the property, one radiator and access to the hot press.



## | BEDROOM 1

4.7m x 3.82m (15'4" x 12'5")

This large double bedroom has a feature bay window overlooking the front of the property, carpet flooring, recessed spot lighting, large built-in wardrobe, neutral décor and one radiator. A door allows access into the en suite bathroom.





## | EN SUITE

0.88m x 2.66m (2'8" x 8'7")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Triton T90 SR electric shower, recessed spot lighting and attractive floor and wall tiling.



## | BEDROOM 2

3.13m x 3.04m (10'2" x 9'9")

Another spacious double bedroom that has one window overlooking the rear of the property, carpet flooring, one centre light fitting, a built-in wardrobe unit, neutral décor and one radiator.



## | BEDROOM 3

3.47m x 3m (11'3" x 9'8")

This double bedroom has a window to the rear of the property, carpet flooring, centre light fitting, a built-in wardrobe unit, neutral décor and a radiator.



## | BEDROOM 4

2.61m x 2.25m (8'5" x 7'3")

This single bedroom has one window to the front, carpet flooring, centre light fitting, built-in wardrobe unit, neutral décor and a radiator.



## | MAIN BATHROOM

2.07m x 2.13m (6'7" x 6'9")

The main family bathroom features a four piece suite including a Triton T90 electric shower fitted over the bath, one frosted window to the side of the property, a heated towel rail, floor and wall tiling, a wall-mounted light fitting and recessed spot lighting.



## | SECOND FLOOR STAIRS AND LANDING

The stairs to the attic conversion has carpet flooring.





## | ATTIC

4.05m x 4.78m (13'2" x 15'6")

This spacious converted attic room has carpet flooring, two Velux windows to the rear, access into the eaves for storage.



## | EN SUITE

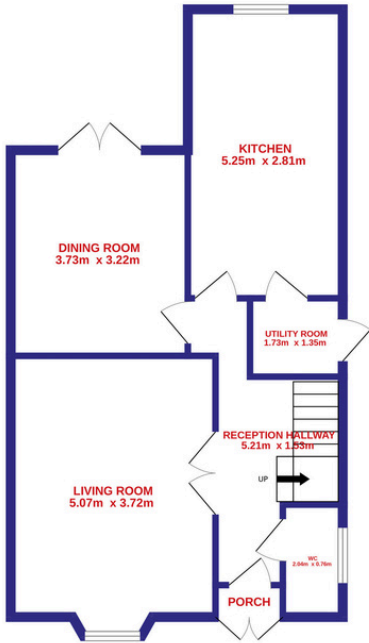
2.34m x 1.27m (7'6" x 4'1")

This en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, one Velux window to the rear of the property and recessed spot lighting.

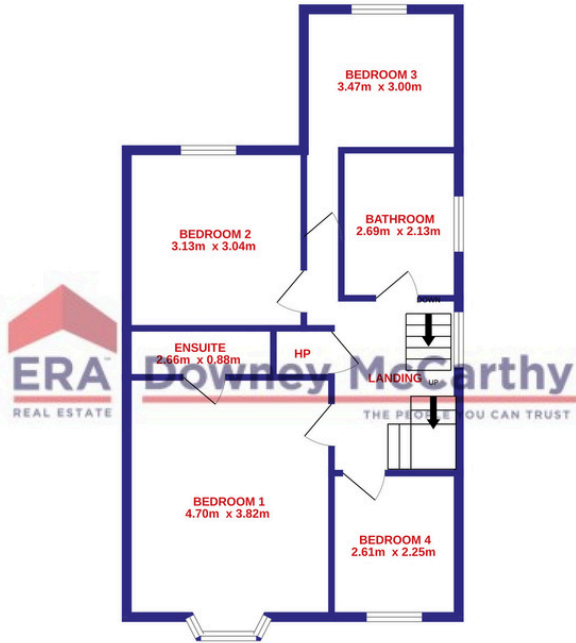


# | FLOOR PLAN

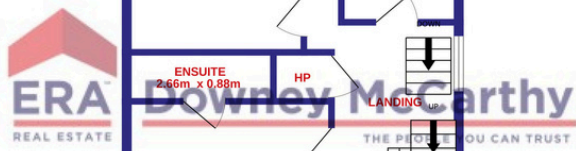
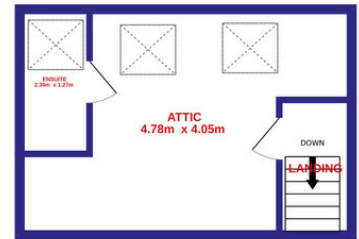
GROUND FLOOR



1ST FLOOR



2ND FLOOR





## | GARDENS AND EXTERIOR

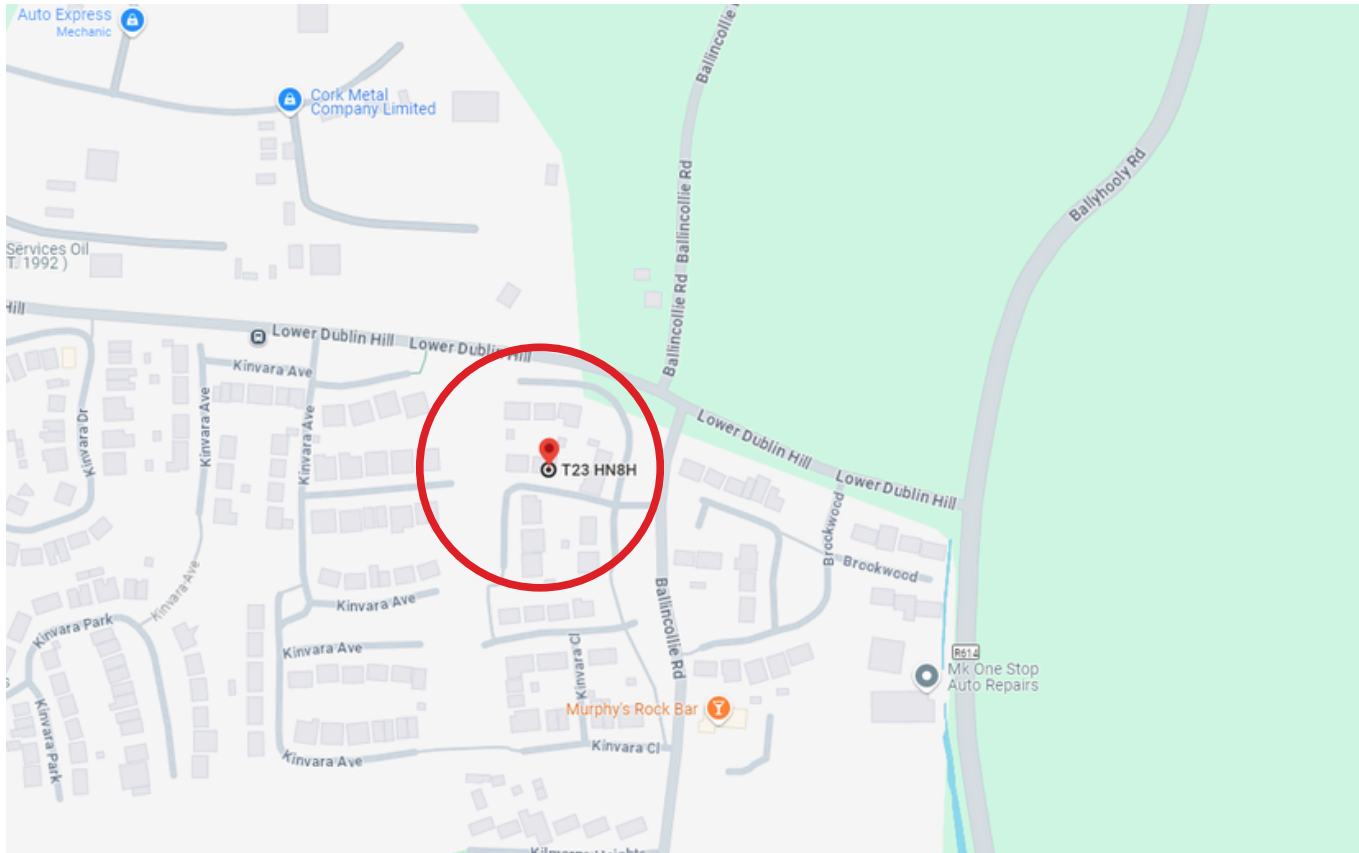


The front of the property is fully enclosed with block built walls. There is a gate allowing access into the driveway which can accommodate off street parking for two cars. There is also a maintenance free artificial grass area.

The rear of the property is fully enclosed with block built walls. There is a maintenance free artificial grass area and a large garage which is ideal for storage or a potential home office.

## | DIRECTIONS

Please see Eircode T23 HN8H for directions.



## | ALL ENQUIRIES TO:



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