



Downey McCarthy

...the people you can trust

120 Mervue Lawn, Ballyvolane, Cork



ERA Downey McCarthy are delighted to present to the market this beautiful three bedroom, semi-detached property ideally located in the quiet, mature residential estate of Mervue Lawn in Ballyvolane. The property comes to the market in excellent condition and benefits from its proximity to all local amenities including schools, parks, shops etc. There is an absolutely stunning back garden which comes with an immaculate patio area, all beautifully presented, and it faces the right way to capture the afternoon and evening sunshine.



AMV: €295,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 85 Sq. M. / 915 Sq. Ft.
- Built in 1992
- BER D1
- Three spacious bedrooms with one currently in use as an office
- Excellent condition
- Located in a popular and mature residential estate
- Walking distance to schools, parks, shops etc.
- Enclosed rear garden with outdoor patio area
- Off street parking
- Oil Fired Central Heating
- Barna shed to the side of the property which is ideal for storage
- Easy access to the N20 road network to Cork city

| PORCH

0.81m x 1.55m (2'6" x 5'0")

A sliding door allows access to the porch area which has timber flooring, timber panelled walls and a teak door with centre glass panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

4.49m x 1.8m (14'7" x 5'9")

The bright and welcoming reception hallway has tiled flooring, one centre light piece, one radiator, neutral décor and a door allowing access to the guest w.c.



| GUEST W.C

1.56m x 0.79m (5'1" x 2'5")

The guest w.c. has a two piece suite, one frosted window to the side of the property, tiled flooring and neutral décor.

| LIVING ROOM

4.78m x 3.53m (15'6" x 11'5")

The living room has one large window overlooking the front of the property and allowing extensive natural light to fill the room. The room has laminate timber flooring, one centre light piece, a feature fireplace, neutral décor and one radiator.



| KITCHEN/DINING

3.31m x 5.28m (10'8" x 17'3")

The kitchen/dining area has solid fitted units at eye and floor level with a gloss finish, extensive worktop counter and tiled splashback. There is a stainless steel sink, space for a double oven, hob and extractor fan, one window overlooking the rear of the property, space for a dining table, one radiator, neutral décor and sliding doors allowing access to the rear garden.



| STAIRS AND LANDING

2.11m x 2.11m (6'9" x 6'9")

The stairs and landing is carpeted throughout and at the top of the landing there is one window to the side of the property, access to the attic, one centre light piece and access to the hot press.

| BEDROOM 1

3.71m x 3.09m (12'1" x 10'1")

This spacious double bedroom has one window to the front of the property, original wood flooring, one centre light piece, built-in units ideal for storage, one television point and one radiator.



| BEDROOM 2

3.64m x 3.33m (11'9" x 10'9")

This bedroom has one window overlooking the rear of the property, one centre light piece, built-in units for storage, original wood flooring, one radiator and charming children's décor.



| BEDROOM 3

2.66m x 2.56m (8'7" x 8'3")

Currently being utilised as an office space, this room has one window overlooking the front of the property, one centre light piece, one radiator, original wood flooring, and a built-in unit for storage.

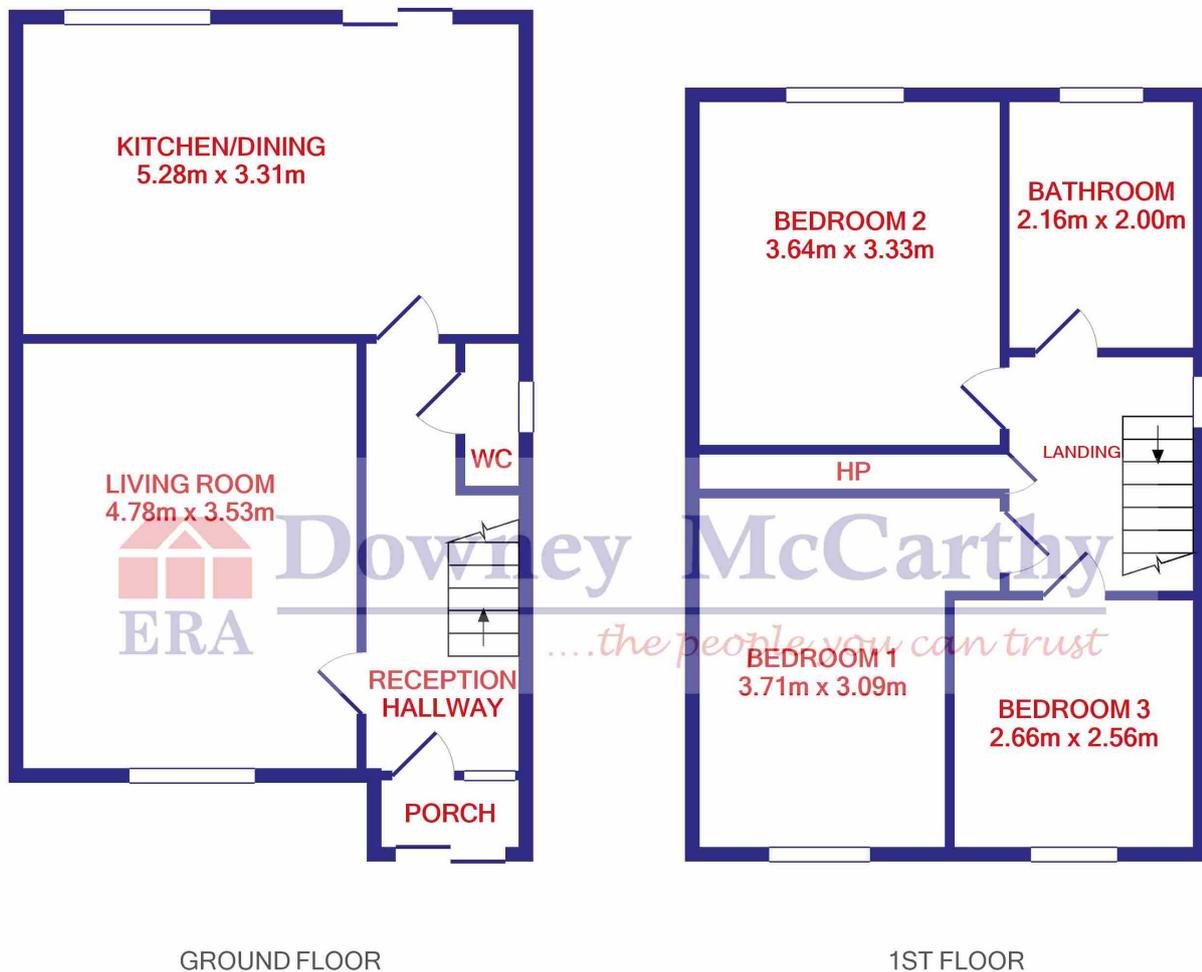


| MAIN BATHROOM

2.16m x 2m (7'0" x 6'5")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T90 z electric shower. The room has one window to the rear of the property, neutral décor, built-in storage unit and one radiator.

| FLOOR PLAN



GROUND FLOOR

1ST FLOOR

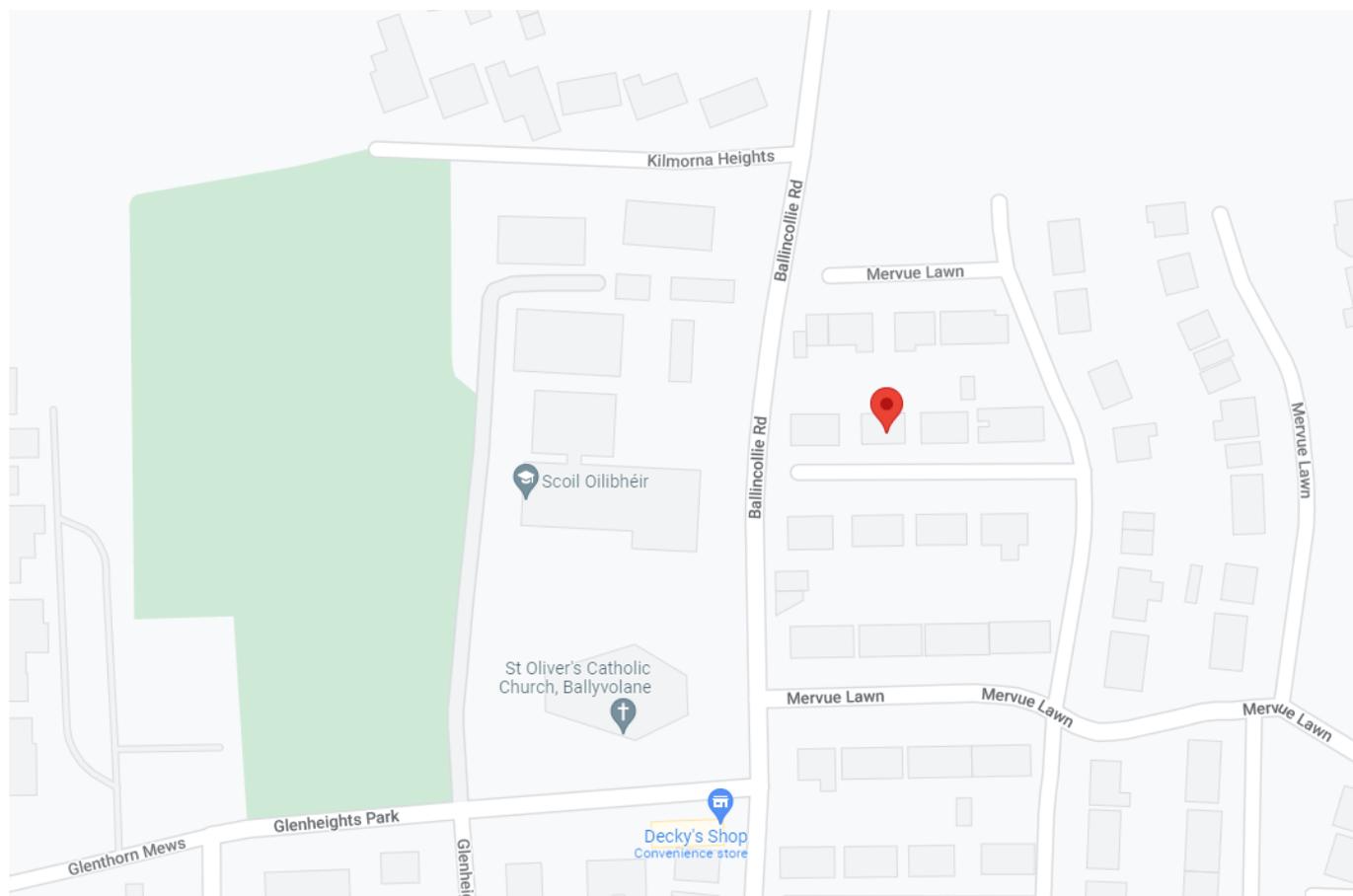
TOTAL APPROX. FLOOR AREA 85.0 SQ.M. (915 SQ.FT.)

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 mis-statement. This plan is for illustrative 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

Made with Metropix ©2022

| DIRECTIONS

Please see Eircode T23 DD3T for directions.



| ALL ENQUIRIES TO:

Michael Downey B.Comm, MIPAV, QFA

087 7777117

michael@eracork.ie



Downey McCarthy
ERA *...the people you can trust*

Disclaimer: 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.