

7 South Avenue, Lios Rua, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this deceptively spacious, energy efficient three bedroom townhouse which is presented in turnkey condition throughout. The property is located in the highly desirable estate of Lios Rua and benefits from its prominent position within a quiet cul-de-sac fronting onto a large green area. The property benefits greatly from its close proximity to the Ballyvolane shopping centre, the R635 North Ring road network, the No 207 bus route, local primary and secondary level schools, bars and restaurants.



AMV: €295,000

BER B3

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 91.5 Sq. M. / 985 Sq. Ft
- Built in 2006 by prominent Cork Builders Ruden Homes
- B3 BER Rating - Qualifying the property for a Green Mortgage
- Rental potential of €21,000 per annum
- Three spacious bedrooms
- Enclosed rear garden and patio area
- Located within a quiet cul-de-sac fronting onto a large green area
- 5 minute walk to Ballyvolane shopping centre
- Located on the No 207 bus route to Douglas and Cork city centre
- Off-street parking

| RECEPTION HALLWAY

5.26m x 1.98m (17'2" x 6'4")

A solid teak door with side glass panelling allows access to the reception hallway. The area has one window to the front of the property, high quality laminate timber flooring, two light pieces, one smoke alarm, two power points and one radiator.

| GUEST W.C

1.99m x 0.89m (6'5" x 2'9")

The guest w.c features a two piece suite with tile flooring, one centre light piece and one radiator.

| KITCHEN/DINING

4.81m x 2.86m (15'7" x 9'3")

Located to the front of the property, the kitchen/dining area has one window to the front of the property with tile flooring, one radiator, recessed spot lighting and ample power points throughout.



The kitchen offers modern fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes a stainless steel sink, plumbing for a washing machine and dishwasher, oven/hob/extractor fan and a fridge freezer.



| LIVING ROOM

4.21m x 4.98m (13'8" x 16'3")

The spacious living room has a large window to the rear of the property and sliding doors allowing access to rear patio area. The room features high quality laminate timber flooring, two light pieces, neutral décor, a feature fireplace with open insert and one radiator.



| STAIRS AND LANDING

3.9m x 2.1m (12'7" x 6'8")

The stairs and landing has carpet flooring throughout. At the top of the landing there is one centre light piece, a hot press which is shelved for storage, a smoke alarm and an access hatch to the attic.



| **BEDROOM 1**

3.56m x 2.77m (11'6" x 9'0")

A spacious double bedroom has one window to the front of the property with high quality laminate timber flooring, one radiator, one centre light piece and a door allowing access to an ensuite.



| **ENSUITE**

1.68m x 1.92m (5'5" x 6'2")

The ensuite bathroom features a two piece suite, to include a wash hand basin and a shower cubicle incorporating a Dimplex electric shower. There is vinyl flooring, wall tiling, one centre light piece and shelving for storage.

| **BEDROOM 2**

4.4m x 2.65m (14'4" x 8'6")

This double bedroom has a window to the rear of the property, high quality laminate timber flooring, one radiator, one centre light piece and neutral décor.



| **BEDROOM 3**

3.08m x 2.22m (10'1" x 7'2")

Currently in use as an office, this single bedroom has one window to the rear of the property, high quality laminate timber flooring, one radiator, a large wardrobe unit, one centre light piece and neutral décor.



| **BATHROOM**

2.3m x 2.09m (7'5" x 6'8")

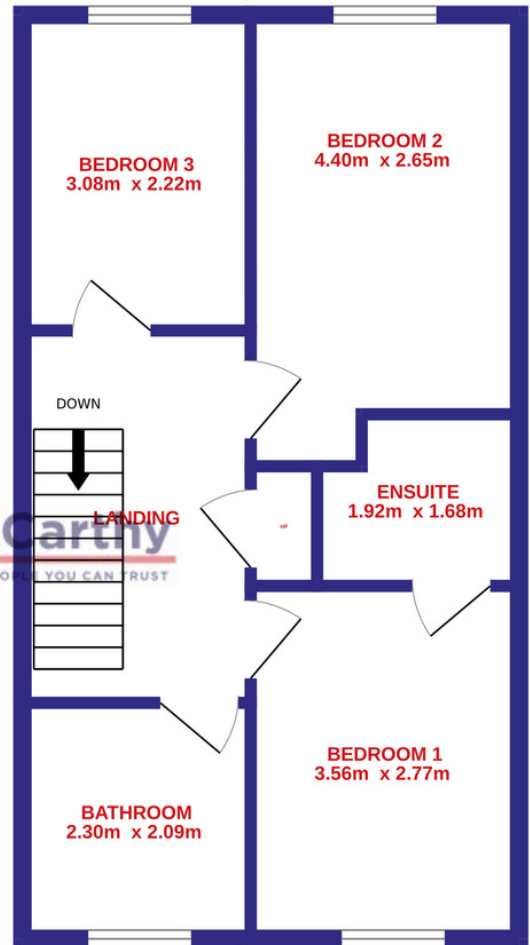
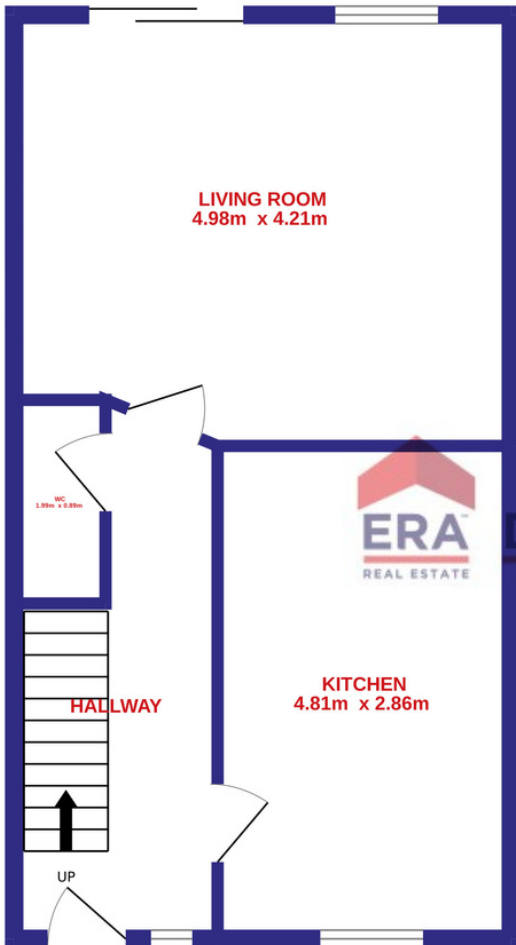
The family bathroom features a four piece suite including a Triton T90XR fitted over the bath. The bathroom has a frosted window to the front of the property, floor and wall tiling, one centre light piece and an extractor fan.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

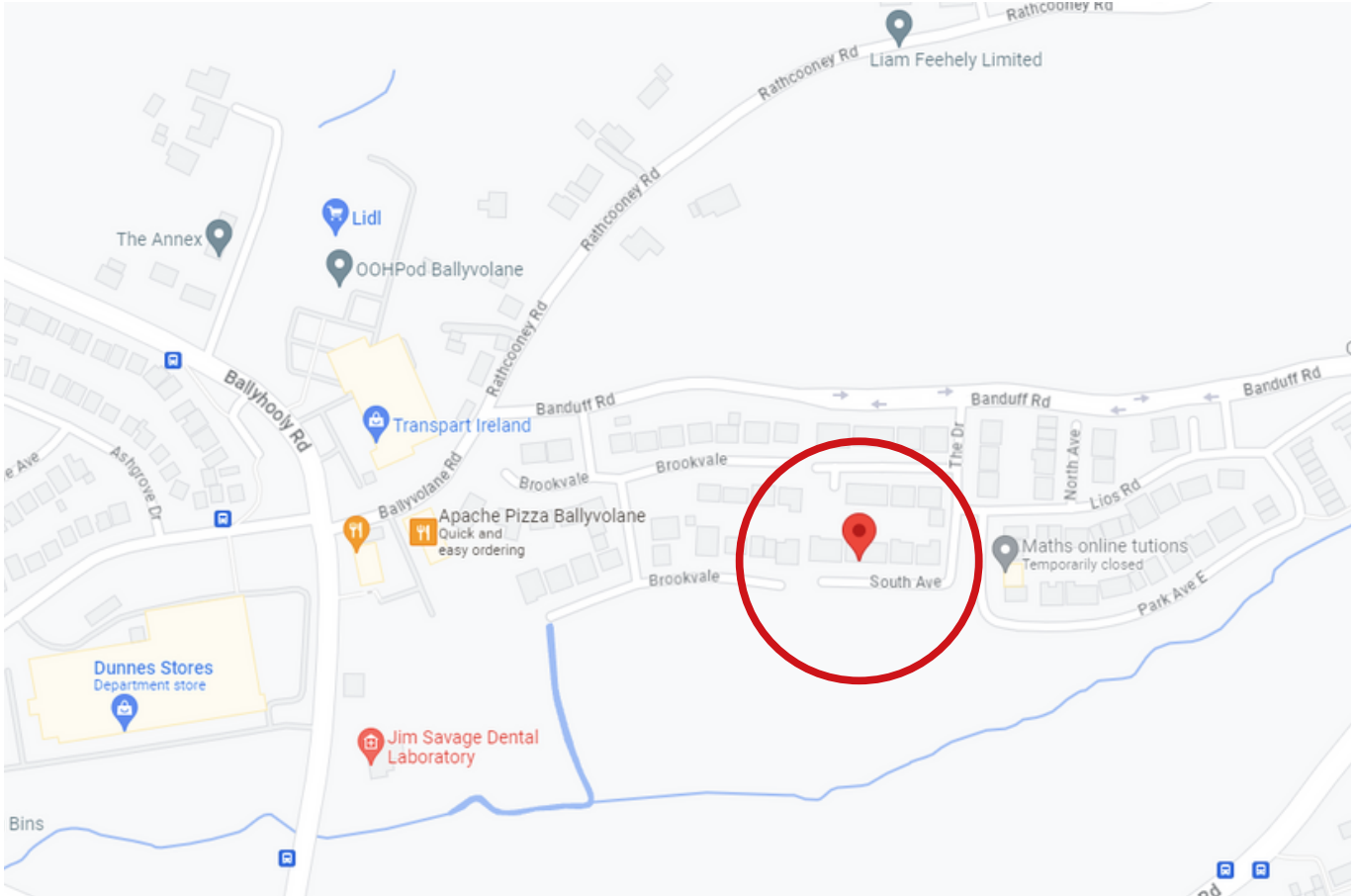


TOTAL FLOOR AREA : 91.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2023

| DIRECTIONS

Please see Eircode T23 H02A for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

Lucy O'Leary, Martin A. Harvey & Co. Solicitors, Parliament House, 9 Georges Quay, Cork

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.