

24 Meadow Park Lawn, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this superbly presented, extended three bedroom semi-detached property in the much sought after Meadow Park Estate, Ballyvolane. Located close to all amenities to include the Ballyvolane shopping centre, primary and secondary level schools and positioned on a regular bus route to Cork city.



€235,000

PSRA Licence No. 002584

Accommodation

- Porch 1.5m x 0.7m
A sliding door allows access to a porch area at the side of the property. The porch has tile flooring and timber paneling on the walls and ceiling. The area has one recess spot light and a teak door with stained glass centre paneling allows access into the main hallway.
- Reception Hallway 1.8m x 4.5m
The reception hallway has attractive solid timber flooring and coving surrounding the ceiling and centre light piece. The area has four power points, extensive under stair storage, three telephone points and a timber door with glass paneling allows access to the main living room off the hallway.
- Living Room 3.38m x 5.1m
The living room has one window to the front of the property including a roller blind, curtain rail and curtains. The room has solid oak timber flooring and an impressive cast-iron fireplace with a tile inlay, mahogany timber surround and tile hearth. There is one centre light piece, coving surrounding the ceiling, and one large radiator cleverly disguised behind a radiator cover. There are eight power points and two tv points servicing the room.
- Family Room 3.7m x 5.1m
A timber door with glass paneling allows access off the reception hallway to the family room. This versatile room has one window to the side of the property which includes a curtain rail and curtains. The room has attractive décor which includes solid oak timber flooring, coving surrounding the ceiling and two centre light pieces. The area has a large radiator, one wall mounted electric fireplace, five power points, one television point and storage under the stairs can be accessed from here.



- Kitchen/Dining Area 3.9m x 4.7m
This superb extended kitchen/dining area features a modern oak fitted kitchen with extensive units at eye and floor level and includes an integrated island unit. The kitchen includes a double oven, hob, extractor fan, dishwasher and washing machine.

There is an extensive worktop counter space with tile splash back and a stainless steel sink. The room has one window to the rear of the property with roller blind and double doors allow access to a magnificent patio area. There is two centre light piece, one radiator, thirteen power points and extensive dining space.



- Stairs and Landing 3.4m x 1.8m

The stairs and landing are sanded and varnished to a high quality finish. Within the landing area there is one power point, one centre light piece and a Stira staircase which allows access to the attic. The hot press is located off the landing and is shelved for storage and the area also has one large radiator.

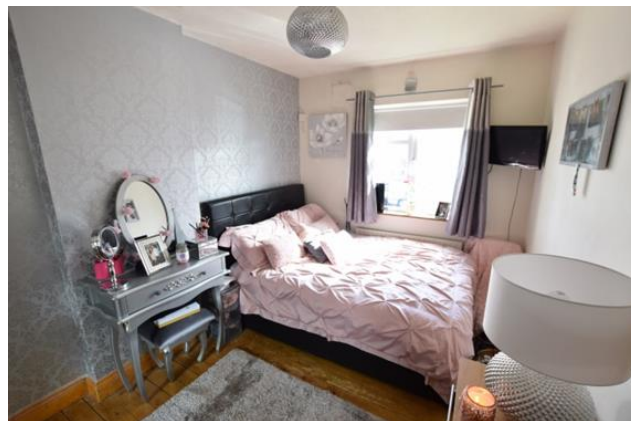
- Bedroom 1 3.4m x 5.1m

A large double bedroom has two windows to the rear of the property including curtain rails and curtains. The room has attractive neutral décor, two large radiators, recess spot lighting and six power points.



- Bedroom 2 3.8m x 2.6m

A spacious double bedroom has one window to the front of the property which includes a curtain rail, curtains and roller blind. The room has solid timber flooring, one large radiator, attractive feature wallpaper and four power points.



- Bedroom 3 2.5m x 3.3m

A large single room has one window to the front of the property which includes roller blind, curtains and curtain rail. The room has solid timber flooring, one centre light piece, built-in units from floor to ceiling and four power points.

- Family Bathroom 2.6m x 1.9m

The bathroom features a two piece suite with a double corner shower area which has a Triton T90 electric shower fitted. The room has impressive modern tiling from the floor to ceiling, one window to the side of the property, recess spot lighting, a stainless steel heated towel rail and a built-in vanity area with storage.

Features

- Oil fired central heating
- Double glazed windows
- Much sought after location close to all amenities
- Located on a regular bus route
- Extended modern fitted kitchen with integrated appliances
- 3 spacious bedrooms
- Modern decor throughout
- Ideal first time buy

Directions

From Cork city centre head north via St Lukes Cross and Dillons cross and continue onto the Ballyhooly Road. Proceed passed the new Top Filling station and proceed through the next 2 sets of Traffic lights. Pass Lidl on the right hand side and take the next left hand turn into Meadow Park. On entering the estate take the 1st right hand turn. No 24 Meadow Park Lawn is located on the right hand side with an ERA Downey McCarthy sign displayed.

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