

## 22 Wallace's Avenue, Ballinlough, Cork City **BER E2**



ERA Downey McCarthy are delighted to present this super 3 bedroom end of terrace townhouse to the market. Ideally located in Ballinlough, this property is very conveniently situated adjacent to Our Lady of Lourdes National School and close to the very popular healthy treats bakeshop, 'Bean Brownie'. Wallace's Avenue is within easy access to all local amenities and is close to the Boreenmanna Road and the South Link Road.



AMV: €275,000

PSRA Licence No. 002584

## Accommodation

- Entrance Hall 3.32m x 1.28m
- Living Room 3.2m x 3.32m

The entrance hallway is nice and bright. It has one ceiling light, a wall mounted radiator, power point and carpet flooring.

Feature Bay window to the front measures 1.68 x 0.95

The living room has one centre ceiling light, two wall mounted light fittings, an attractive solid fuel fireplace, a picture rail around the entire room, a wall mounted radiator, seven power points and carpet flooring.



- Dining Room 3.35m x 3.89m

The dining room has one window overlooking the rear garden. Features include one centre ceiling light, a wall mounted radiator, a very attractive original fireplace, five power points, carpet flooring and under stairs storage. A glass panel door leads into the kitchen.



- Kitchen 2.26m x 1.97m

The kitchen has a fluorescent ceiling light, fitted units at eye and floor level and a door allows access out to the garden. Other features include a stainless-steel sink, gas hob, electric oven, fridge freezer and microwave. Another door allows access into the bathroom.



- Bathroom 1.8m x 2.29m

The bathroom has fully tiled walls and floors. Features include one centre ceiling light, one window overlooking the rear, a wash hand basin, w.c and a bath with shower extension.

- Stairs and landing

On the half landing a solid door allows access into the third bedroom.

- Bedroom 3 2.3m x 2.04m

This bedroom has one wall mounted light fitting, one window overlooking the rear garden, a newly fitted gas boiler, two power points, a wall mounted radiator and carpet flooring.

- Landing

The landing has one centre ceiling light and carpet flooring.

- Bedroom 1 3.59m x 4.73m

A most spacious double bedroom with two windows overlooking the front of the property. Features include one ceiling light, one wall mounted radiator, one power point and built-in wardrobes.



- Bedroom 2 2.7m x 3.37m

Located to the rear, this spacious room has one window overlooking the back garden, double built-in wardrobes, one centre ceiling light, two power points and carpet flooring.





## Features

- 80.08 Sq. M / 862 Sq. Ft
- BER E2
- Year Built 1920
- Natural Gas Central Heating
- New Boiler fitted only last year
- Original House dates from the 1930's
- Former family home
- Property is in good condition
- Well maintained
- Private back garden
- Popular location
- Walking distance to town
- Feature Bay Window to the front

## Directions

Please see Eircode T12 F5X4 for directions.



Michael Downey  
60 South Mall, Cork  
087 7777 117  
michael@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.



€275,000

PSRA Licence No. 002584