

REA

O'DONOGHUE & CLARKE



4A GORDONS HILL, BALLYVOLANE, CORK

A MOST ATTRACTIVE 3 BED DETACHED HOUSE WITH A SIDE OFFICE AND GARAGE SITUATED IN THIS MATURE RESIDENTIAL LOCATION. THE PROPERTY IS IN NEED OF SOME MODERNISATION BUT OCCUPIES AN ELEVATED SITE AT THE UPPER END OF GORDONS HILL. THE PROPERTY HAS AMPLE PARKING TO THE FRONT AND AN ENCLOSED PRIVATE REAR GARDEN. THE PROPERTY IS SITUATED IN CLOSE PROXIMITY TO ALL AMENITIES TO INCLUDE THE BALLYVOLANE SHOPPING CENTRE, SCHOOLS, CHURCH, LOCAL SHOPS AND SPORTS FACILITIES.

FOR AUCTION

PSRA Licence No: 002428

REA O'DONOGHUE & CLARKE
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Cork.

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GROUND FLOOR

HALLWAY

Carpet, Radiator, Understair Storage, Power Points, Guest Toilet - W.C., W.H.B.

LIVING ROOM

14.7 x 10.6

Carpet, Radiator, Curtains, Stone Fireplace, Sliding Patio Door, Power Points

GUEST W.C.

4.5 x 5.9

Ceramic Tiled Flooring, W.C., W.H.B.

KITCHEN/DINING ROOM

31.4 x 9.1

Wood & Ceramic Tiled Floor, Wall & Floor Units, Integrated Oven, Electric Hob, Plumbed for Washing Machine, Radiator, Power Points. Sliding Doors to Decking Area..

UTILITY ROOM

10.0 x 9.6

Carpet, Plumbed for Tumble Dryer, Radiator.

OFFICE

27.0 x 8.0

Carpet, Electric Heating, Guest W.C.

FIRST FLOOR

BEDROOM 1

14.7 x 10.0

Carpet, Fitted Wardrobe, Radiator, Curtains, Power Points.

BEDROOM 2

12.5 x 10.1

Carpet, Fitted Wardrobe, Curtains, Radiator, Power Points.

BEDROOM 3

9.5 x 8.0

Carpet, Fitted Wardrobes, Blinds, Radiator, Power Points

BATHROOM

7.2 x 5.5

Ceramic Tiled Floor, Part Tiled Wall, Electric Shower, W.C., W.H.B., Radiator

SERVICES

MAINS WATER/DRAINAGE, E.S.B..

HEATING

OIL FIRED CENTRAL HEATING SYSTEM

WINDOWS/ DOORS

DOUBLE GLAZED WINDOWS

OUTSIDE/OTHER

TOTAL FLOOR AREA: 166 SQ MTRS / 1,787 SQ FT

ATTACHED GARAGE

DRIVEWAY WITH MATURE FRONT & REAR GARDENS

SUBJECT TO A TENANCY AGREEMENT

ANNUAL RENTAL INCOME €12,600

EIRCODE: T23 FXP2

BER: G BER NO: 107129496



**For Sale by Online Auction www.reaonlineauctions.ie on the 25th September 2019
Solicitor: Rachel Croke, O'Brien Lynam, Solicitors, 15 Upper Fitzwilliam Street, Dublin 2**

AMV: €250,000

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT

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