

## 49 Maryville, Ballintemple, Cork **BER E1**



ERA Downey McCarthy are delighted to present to the market this extended three bed semi-detached property positioned within the mature residential estate of Maryville in the heart of Ballintemple. This spacious family home which offers a south facing rear aspect consists of a porch, reception hallway, living room, dining room/lounge, kitchen and a large rear extension incorporating a utility room, guest w.c. and a storage room. Upstairs the property boasts three spacious bedrooms and a large bathroom.



**AMV €375,000**

PSRA Licence No. 002584

## Accommodation

- Porch

A teak door allows access to the porch. This dual aspect porch has a timber paneling attached to the ceiling and walls. The area has carpet flooring, one wall light, and a timber door which allows access to the main reception hallway.

- Reception Hallway 4.7m x 2.4m

The reception hallway has carpet flooring throughout. There is one window to the front of the property, one radiator, extensive understairs storage, one centre light piece, two power points and one phone point. Located off the hallway is a small storage room with one window to the side of the property. This area has one wall light.

- Living Room 3.8m x 3.8m

A bright and spacious main living room has a feature bay window to the front of the property including a net blind, curtain rail and curtains. The room has carpet flooring, original picture rail surrounding the room and an open fireplace. Other features include one radiator, two power points and one TV point.



- Dining Room/Lounge 3.7m x 3.4m

A versatile room that could serve a multitude of uses either as a formal dining room or a second living room has one window to the rear of the property with a curtain rail and curtains. There is carpet flooring, one centre light piece, one radiator, original picture rails and built-in display and storage cabinets. Other features include a fireplace with a gas insert, eight power points and one television point.



• Kitchen	4.4m x 2.7m	The kitchen offers units at eye and floor level at both sides of the room with extensive worktop counter space. The kitchen has vinyl floor covering, one centre light piece and includes an integrated double oven, hob and extractor fan with plumbing insitu for a dishwasher. Features include a stainless steel bowl and a half sink, nine power points, one radiator and two windows one to the rear extension & one to the side of the property. A door from the room allows access to a rear extension which incorporates a utility area, storage area and a guest w.c.
• Extension	7.0m x 3.0m	The communal area within this extension has carpet flooring. There is a PVC door with glass paneling that allows access to the rear garden and a timber door that provides access to the side of the property. One velux-style window provides the area with natural light along with a bank of windows at the side of the room allows for extensive natural light to flow through the area. Features include four power points and one light piece.
• Utility Room	1.16m x 1.79m	This room features a vinyl floor covering, plumbing for a washing machine, space for a drier, two power points and one centre light piece.
• Guest W.C	1.18m x 1.79m	The guest w.c. features a two piece suite, carpet flooring and a beauty board surrounds the entire room. One window looks out over the rear of the property and the room has one wall mounted light piece.
• Storage Area	1.75m x 1.79m	This room could serve a multitude of uses either as an additional utility area or for general storage purposes. The room has carpet flooring, built-in units at floor level, worktop counter and one light piece.
• Stairs and landing		The stairs and landing have been fitted with a carpet flooring throughout and at the half landing there is one window looking out over the side of the property which floods the area with natural light. The landing has one centre light piece, a Stira staircase to the attic and solid doors lead into all rooms.
• Bedroom 1	3.6m x 3.9m	A spacious double bedroom with one window to the rear of the property that overlooks the back garden and includes curtain rail, curtain and net blind. The room has carpet flooring and built-in units from floor to ceiling. Other features include one large radiator, one light piece and eight power points.



- Bedroom 2 3.9m x 3.5m

A beautiful room with a large bay window to the front of the property providing panoramic views over the surrounding city. The room has carpet flooring and attractive décor. Other features include one centre light piece, one large radiator, six power points, one phone point and one television point.

- Bedroom 3 3.0m x 2.7m

A single room with one window to the front of the property which includes a net blind, curtain and curtain rail. The room has carpet flooring, one centre light piece, one radiator and four power points.

- Main Bathroom 3.7m x 2.4m

A large extended family bathroom that features a four piece suite including a corner shower area incorporating a Mira Elite 2 electric shower. The room has one window to the rear of the property, carpet flooring, tiling from floor to ceiling and built-in units throughout. Features include one centre light piece, one wall mounted light piece and one radiator.

#### Features:

- Approx. 1,400 Sq ft
- Built in 1950
- E1 BER
- Double glazed windows
- Much sought after location
- South facing rear aspect
- Large rear extension
- Gas fired central heating
- Garage

#### Directions

Please see Eircode T12 W58K for directions.



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