

42 Beechwood Park, Ballinlough, Cork



Garry O'Donnell of ERA Downey McCarthy is delighted to present to the market this superbly positioned three bedroom semi-detached property in the heart of Ballinlough, Cork, located close to all local amenities. The property boasts a spectacular, west facing rear garden of approx. 100 ft in length which, together with a large side access, offers obvious future development potential to extend the property similar to neighbouring properties in the area (subject to planning permission). The property is sure to be transformed into a wonderful "Home for Life" by its next custodians. Viewing highly recommended.

Accommodation consists of reception hallway, living room, lounge/family room, kitchen/dining area and sunroom on the ground floor. Upstairs the property offers three spacious bedrooms and a family bathroom.

AMV: €575,000

BER E2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Future potential to extend the existing property subject to FPP
- Superb west facing rear garden of approx. 100 ft in length
- Approx. 111.95 Sq. M / 1,205 Sq. Ft.
- Built in 1958
- BER E2
- Oil fired central heating
- Double glazed windows
- Three spacious bedrooms
- Detached block built garage
- Highly desirable residential address close to a host of amenities to include local schools, medical centre, supermarkets, shops, restaurants & bars
- 10 minutes drive to Cork city centre & 5 minutes drive to Docklands
- Located on the 215 bus route
- Off street parking

| PORCH

4.45m x 1.75m (14'5" x 5'7")

A sliding door allows access to a porch which has terrazzo flooring, one centre light piece and a teak door with glass centre and side paneling allowing access to the main reception hallway.

| RECEPTION HALLWAY

4.45m x 1.75m (14'5" x 5'7")

The hallway has neutral décor, carpet flooring with a solid parquet timber flooring underneath same, under stair storage, one radiator and one centre light piece.



| LIVING ROOM

3.9m x 5.1m (12'7" x 16'7")

A spacious main living room has a superb bay window to the front of the property. The room has a magnificent open fireplace, one centre light piece, two wall-mounted light pieces and covings around the ceiling. There are wall-mounted shelving, two power points, one television point and four power points.



| LOUNGE/FAMILY ROOM

3.9m x 5.1m (12'7" x 16'7")

A versatile room could serve a multitude of uses either as a formal dining room or a second living area. The room has one window to the rear of the property overlooking the rear garden, carpet flooring, an open fireplace, one centre light piece, one radiator and four power points.



| KITCHEN/DINING

3.9m x 5.1m (12'7" x 16'7")

The kitchen/dining area features solid oak fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The room has vinyl floor covering, one window to the rear overlooking the garden and a built-in corner seating arrangement. There is one centre light piece, one radiator and five power points. The kitchen includes plumbing for a washing machine, a stainless-steel sink and drainer unit and a door from the room allows access to the sunroom.



| **SUNROOM**

2.9m x 1.8m (9'5" x 5'9")

The sunroom has one window to the rear and sliding glass door allowing access to a patio area. There is one centre light piece, vinyl floor covering and storage space.



| **STAIRS AND LANDING**

4.05m x 3.2m (13'2" x 10'4")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece and one window to the side which floods the area with natural light.



| **BEDROOM 1**

4.15m x 2.7m (13'6" x 8'8")

A spacious double bedroom has one window to the rear of the property overlooking the spectacular rear garden. There is carpet flooring and an extensive array of built-in storage units from floor to ceiling, one centre light piece, one radiator, one telephone point and ample power points.



| **BEDROOM 2**

2.75m x 2.3m (9'0" x 7'5")

A spacious double bedroom has a feature bay window to the front of the property with carpet flooring and built-in storage units from floor to ceiling. There is one centre light piece, one radiator, wall-mounted shelving and ample power points.



| **BEDROOM 3**

2.75m x 2.3m (9'0" x 7'5")

A large single bedroom has one window to the front of the property including a curtain rail and curtains, carpet flooring, built-in storage units, one centre light piece, one radiator and one power point.



| **BATHROOM**

2.45m x 1.8m (8'0" x 5'9")

The family bathroom features a four-piece suite including an electric shower fitted over the bath. There is vinyl floor covering, wall tiling, one window to the rear, one radiator, one centre light piece and access to a hot press which is shelved for storage.



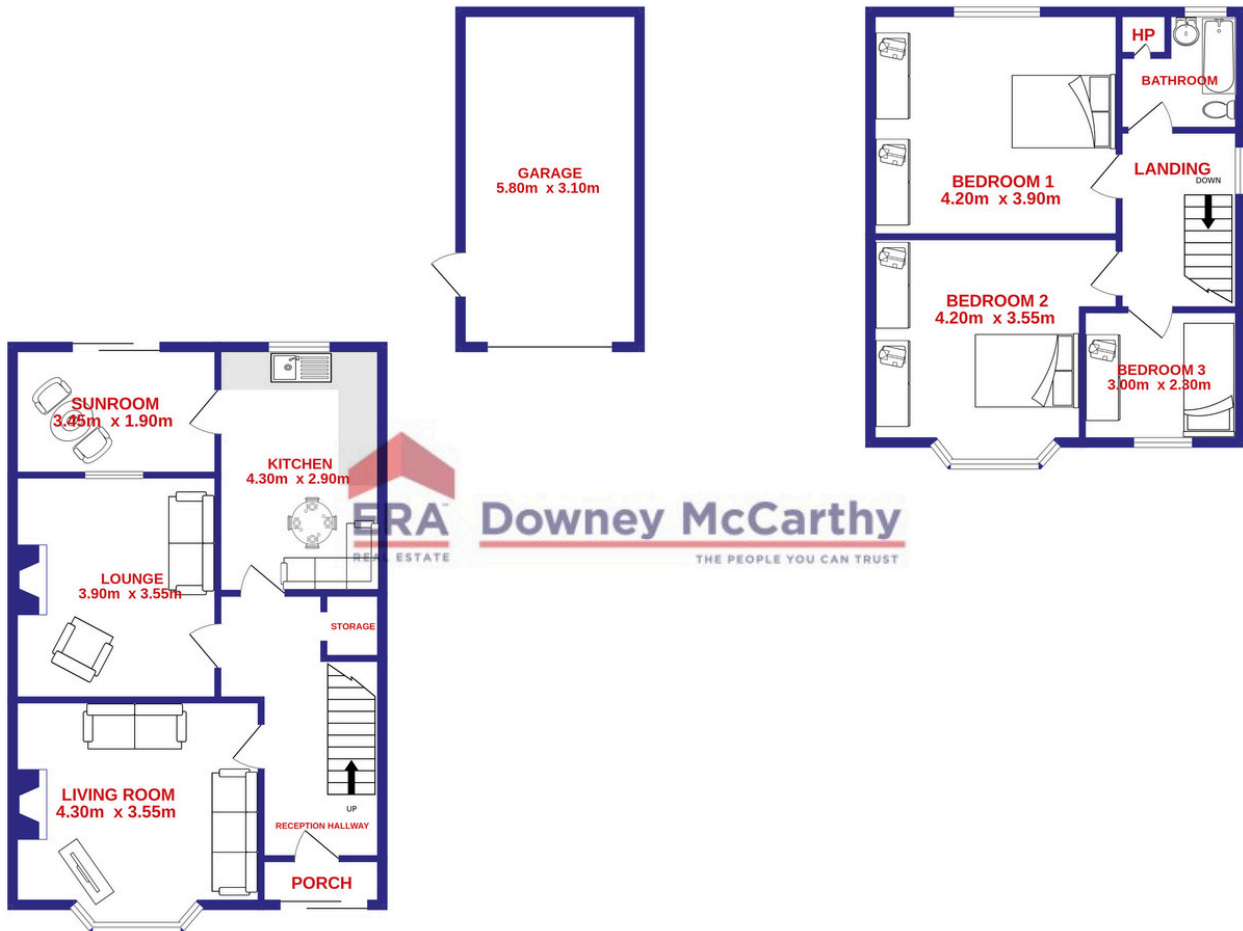
GARAGE

5.8m x 3.1m (19'0" x 10'1")

The garage offer an up and over door at the front for vehicular access and pedestrian door to the side. The area offer extensive storage space and the oil burner is housed within the area.



FLOOR PLAN



| GARDENS AND EXTERIOR

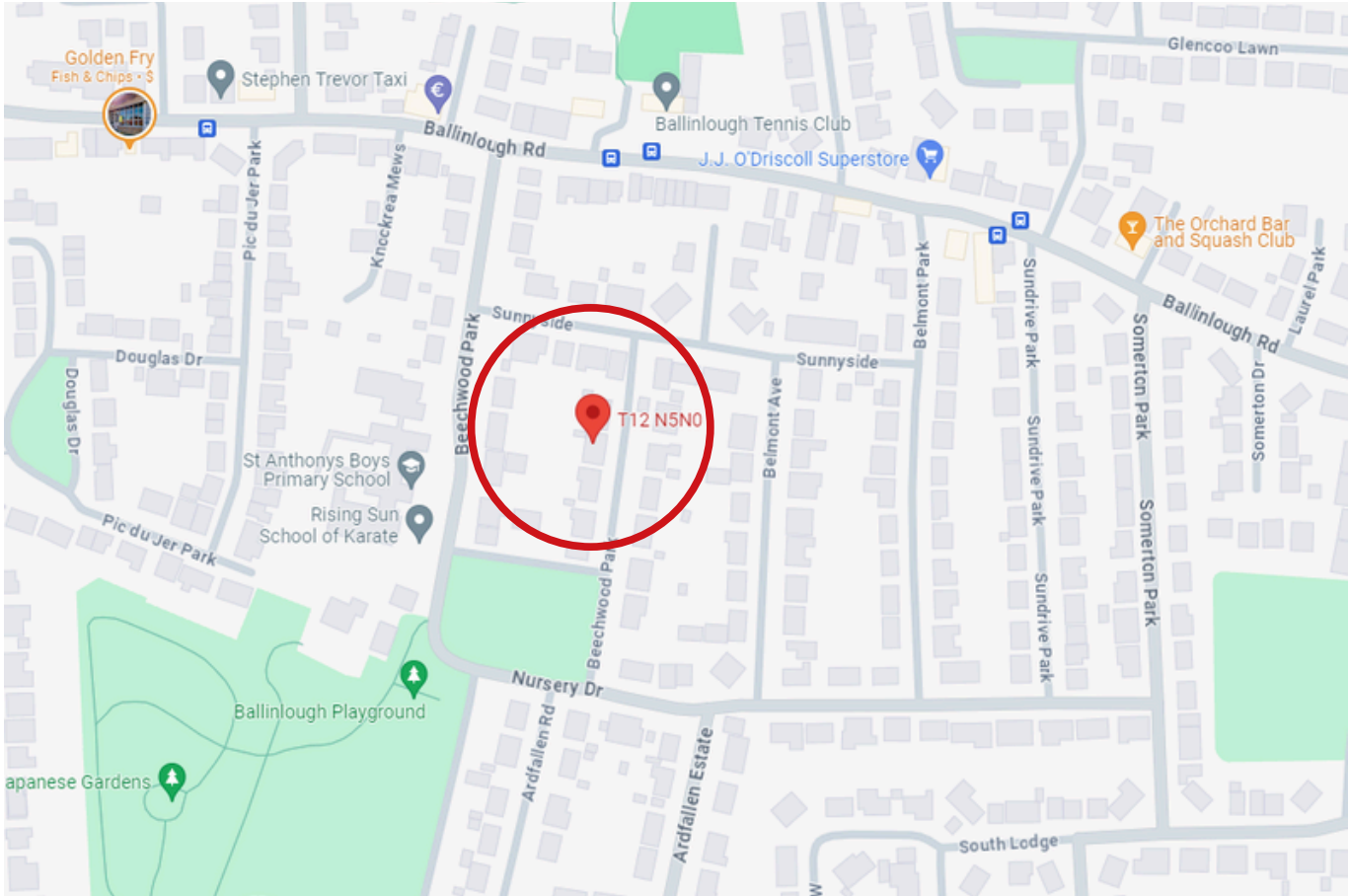


The front of the property has a concrete driveway which can accommodate off street parking for 2-3 vehicles. There is a garden area which is laid to lawn. The property is fully enclosed with block built walls and mature shrubs and plants. A large side entrance allows access to the garage.

The rear of the property boasts a spectacular rear garden which offers a west facing aspect and is fully enclosed on all sides. There is a patio area located off the sunroom and the garden is laid to lawn with mature shrubs and plants throughout.

| DIRECTIONS

Please see Eircode T12 N5N0 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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