



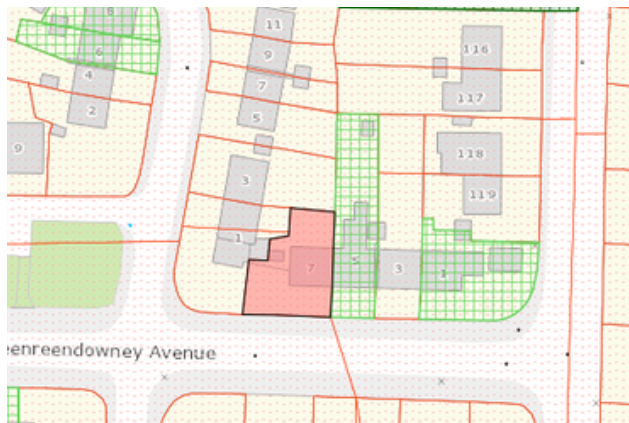
Downey McCarthy

....the people you can trust

7 Killeenreendowney Avenue, Ballyphehane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superb, two bedroom semi-detached bungalow position on an extra large corner site in the heart of Ballyphehane, Cork. Killeenreendowney Avenue is a quiet sought after residential neighbourhood surrounded by all amenities including schools, shops, health centres and main bus routes to Cork city centre.



AMV: €235,000

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Extra large corner site to allows for further development potential subject to planning permission
- Approx. 75.1 Sq. M. / 808 Sq. Ft.
- Built in ***
- BER **
- Gas fired central heating
- Double glazed PVC windows
- Extended kitchen/dining area
- Modern fitted kitchen
- Enclosed rear garden
- Block built garage
- Off street parking for multiple cars
- Sought after residential location close to all amenities including schools, shops, health centre and main bus route

| PORCH

0.9m x 1.2m (2'9" x 3'9")

A sliding door allows access to a porch area which has tile flooring and one centre light piece. An aluminium door with glass centre paneling allows access to the main reception hallway.

| RECEPTION HALLWAY

4.43m x 1.4m (14'5" x 4'5")

The bright reception hallway features attractive neutral décor with tile flooring. The area has one centre light piece, one radiator, one telephone point, one alarm control point and built-in storage space.

| LIVING ROOM

4m x 3.66m (13'1" x 12'0")

A superb main living room has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, one centre light piece, a fireplace with gas boiler insert, a cleverly disguised hot press area which is shelved for storage and two power points.



| EXTENDED KITCHEN/DINING

6.2m x 3.67m (20'3" x 12'0")

An extended kitchen/dining area features modern fitted units at eye and floor level in an L-shape at the rear of the room. This dual aspect room features a mix of vinyl floor covering and laminate timber flooring and offers one radiator, eight power points, one centre light piece and one telephone point.

The dining area has one centre light piece, one radiator, two power points and plumbing for a washing machine. A PVC door with glass panelling allows access to the rear garden.



| BEDROOM 1

3.4m x 2.85m (11'1" x 9'3")

A spacious double bedroom has one window to the side of the property. The room has laminate timber flooring, built-in units from floor to ceiling, one radiator, one centre light piece and one power point.



| BEDROOM 2

2.53m x 2.6m (8'3" x 8'5")

A large single bedroom has one window to the rear of the property with a roller blind. The room has laminate timber flooring, built-in units from floor to ceiling, one radiator, one centre light piece and two power points.



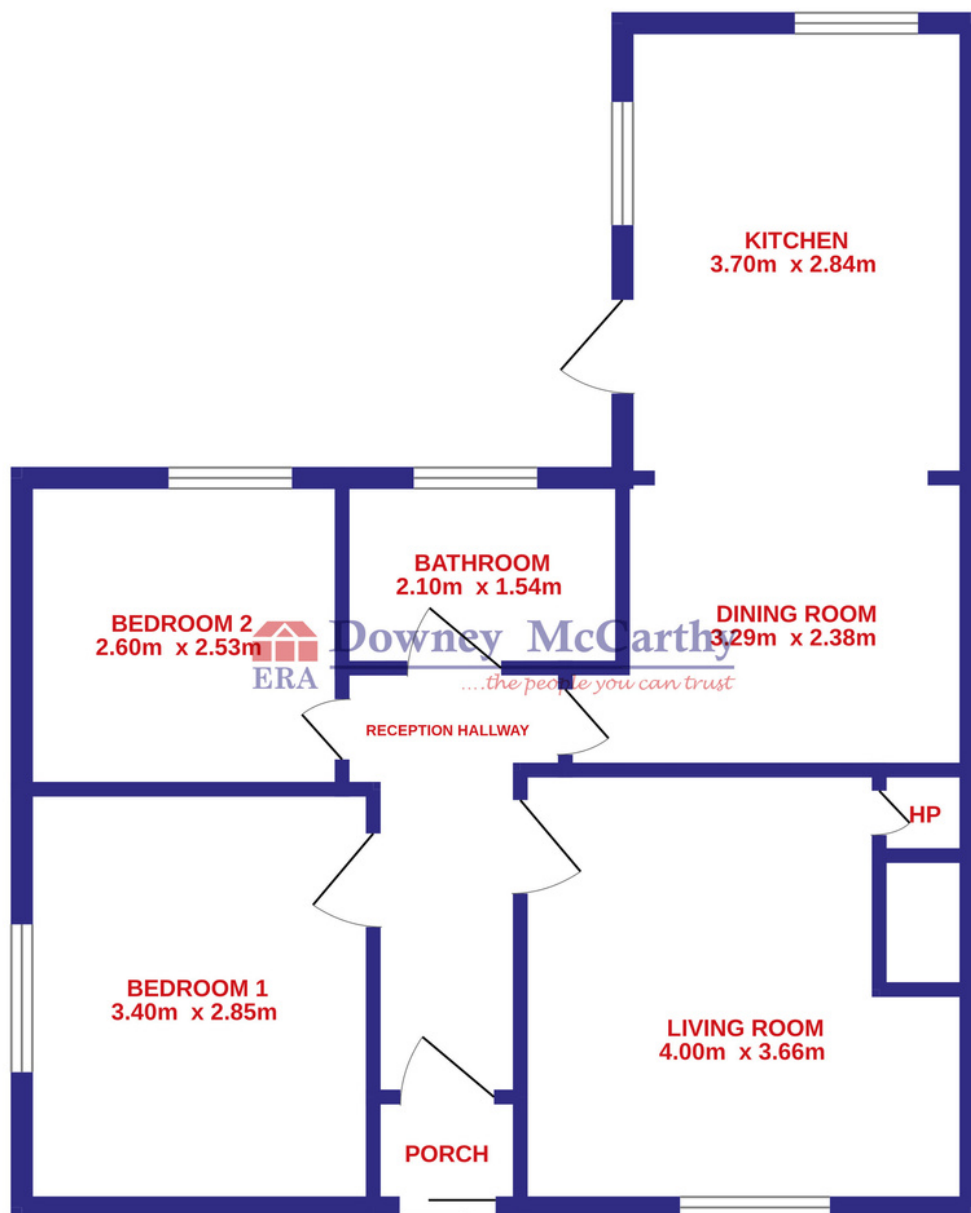
| BATHROOM

1.54m x 2.1m (5'0" x 6'8")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room is finished with floor and wall tiling, one window to the rear of the property, one centre light piece, one radiator and an access hatch to the attic.



| FLOOR PLAN



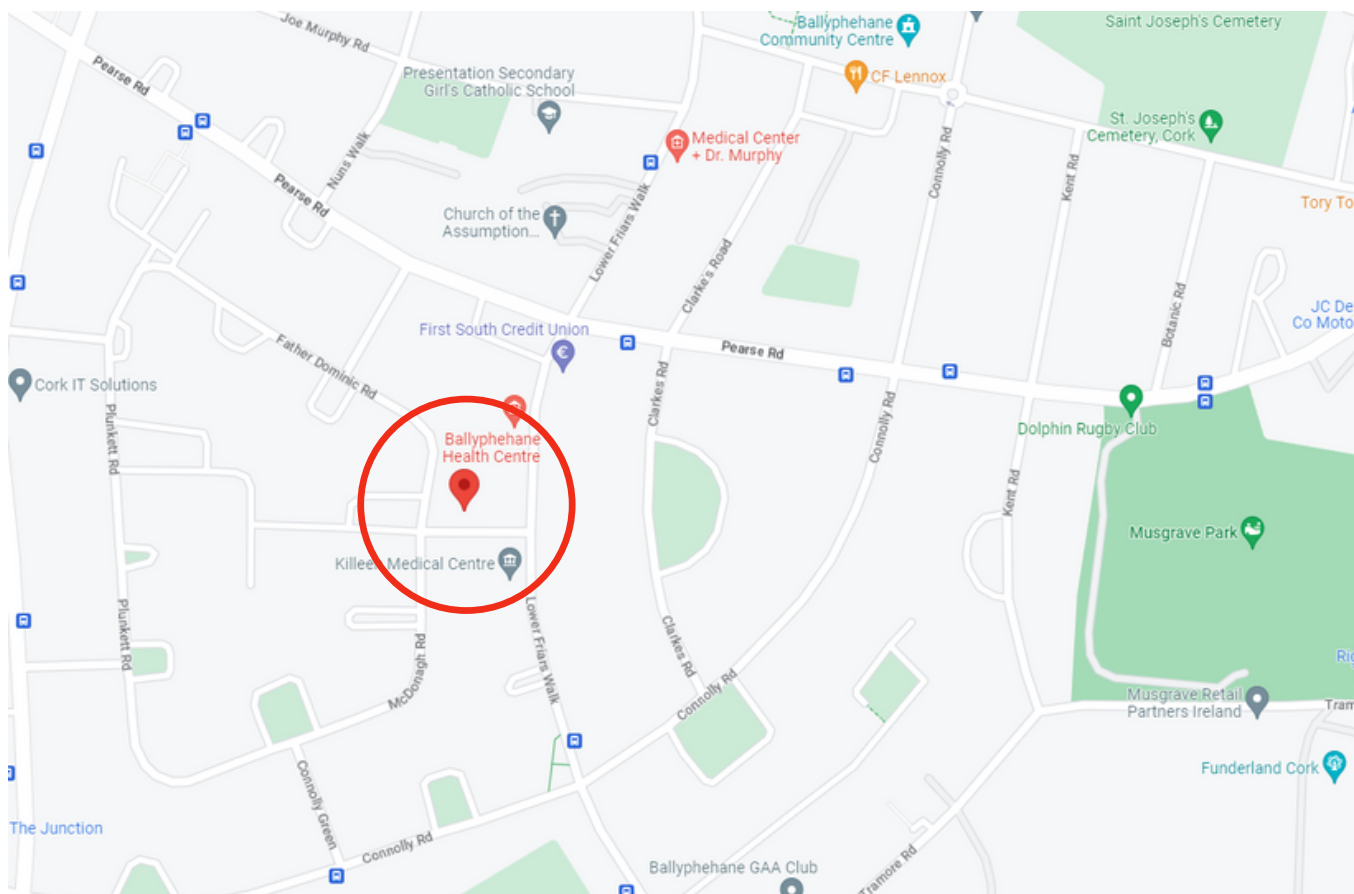
TOTAL FLOOR AREA : 75.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 W8D9 for directions.



| ALL ENQUIRIES TO:

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ERA *...the people you can trust*

Solicitor Details:

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