

13 Lios Road, Lios Rua, Ballyvolane, Cork City



ERA Downey McCarthy are delighted to present this spacious three bedroom, semi-detached property in turn key condition throughout. Located in the much sought after residential estate of Lios Rua, this property would be an ideal family home and includes front & rear garden, off street parking for two cars and ample guest parking in the immediate area.



€260,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 6.3m x 1.8m
- Guest W.C 1.2m x 1.4m
- Living Room 4.8m x 3.6m

The hallway has tile flooring, one radiator, two light fittings, one power point, alarm point and under stair storage.

A frosted window overlooks the front of the property. The room has tile flooring, one radiator, W.C and wash hand basin.

The living room has one window overlooking the front of the property. Features include laminate wooden flooring, one radiator, three power points and a marble fireplace with timber surround.



- Kitchen/Dining Room 3.45m x 5.3m

An open plan kitchen/dining area with one window overlooking the rear of the property and a sliding door allows access to the rear garden. The kitchen has wooden units at eye and floor level with a extensive worktop counter and tile splash back. The kitchen has an integrated oven, hob, extractor fan and the gas boiler is also located in the kitchen area. The room has spot lighting, tile flooring throughout, two power points, wash hand basin and space for a fridge freezer and dishwasher.



The dining area has plenty of space for a dining table, one power point and a thermostat control for the heating.



- Stairs and landing 3.11m x 2.11m

The stairs and landing has carpet flooring throughout. The landing has one power point, carbon monoxide alarm, smoke alarm and a frosted window to the side of the property allows in natural daylight. Access to the attic is gained from this area and the hot press is located off the landing.

- Bedroom 1 3.6m x 3.3m

A spacious double bedroom with one window overlooking the rear of the property. The room has two power points and a telephone point. Features include one centre light piece and carpet flooring. A solid door allows access into an en suite. The en suite has lino flooring, electric shower in a tiled shower cubicle, one W.C, one wash hand basin and one centre light piece.



- Bedroom 2 3.3m x 3.3m

Another spacious double room with one window overlooking the front of the property. Features include one radiator, carpet flooring, one centre light piece and two power points.



- Bedroom 3 3.8m x 2.7m
- Main Bathroom 2.3m x 2.0m

A single bedroom has one window overlooking the front of the property. Features include one centre light fitting, one radiator and a built-in wardrobe. The room has one power point, telephone point and carpet flooring.

A frosted window overlooks the rear of the property. Features include one wash hand basin, one W.C, extractor fan and one centre light piece. The bathroom has tiling from floor to ceiling, a bath with a Mira electric shower overhead and one radiator.

Features

- Off street parking
- Double glazed windows
- En suite bathroom
- 5-minute walk to the 208 bus stop
- Within close proximity of local shops and shopping centre

Directions

Please see Eircode T23 ATN3 for directions.

	<p>Michael Downey 60 South Mall, Cork 087 7777117 michael@eracork.ie</p>
---	--

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.



€260,000

PSRA Licence No. 002584