

Delsoro, Ballincollie Road, Ballyvolane, Cork City

BER D1



Super detached bungalow situated in an ultra convenient location, close to the city centre and Blackpool Shopping Centre and Retail Park. Positioned on a large private site, the home offers immense potential to make an ideal family home. The property is presented in excellent condition throughout and boasts perfectly manicured and mature gardens and tall trees surround the perimeter.



AMV: €330,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 10.81m x 1.41m

The property has a porch area where a large solid wood door provides access into the reception hallway. A bright and spacious reception hallway, this area has high quality timber flooring, attractive neutral décor, one frosted window to the front of the property, three radiators, three light fittings and numerous power points throughout.

- Living Room 3.86m x 3.93m

A very attractive living room with one large window overlooking the front of the property. The room has high quality timber flooring, a marble fireplace, one large radiator, one centre light fitting, a television point and ample power points.



- Family Room 3.06m x 5.33m

Currently a cosy family room, this area could serve a multitude of uses such as a formal dining room, home office or a snug. The room has one window overlooking the side of the property and sliding double doors provide access out to the rear garden. The room has a feature stone surround fireplace, timber paneling, one light fitting, one radiator and power points throughout.



- Kitchen/Dining Room 4.01m x 3.73m

The kitchen has fitted units at eye and floor level in an ivory colour scheme, an extensive worktop counter and tile splash back. The room has a dual aspect with one window to the front and another overlooking the side of the property. Other features include an integrated oven, hob, stainless steel sink, plumbing for a dishwasher and space for a fridge freezer. The room has high quality

timber flooring, one light fitting, attractive neutral décor, one large radiator, numerous power points and plenty of space for a dining table.



- Bedroom 1 4.22m x 3.92m

A large double room, the main bedroom has one window overlooking the side of the property. Features include attractive neutral décor, one centre light fitting, high quality timber flooring, plenty of space for storage, one large radiator and power points throughout.



- Bedroom 2 3.07m x 4.11m

Another spacious double room, bedroom 2 has one window overlooking the side of the property. This room has attractive décor, a built-in wardrobe, high quality timber flooring, one centre light fitting, one radiator and numerous power points.

- Bedroom 3 2.7m x 3.0m

A very spacious single room with one window overlooking the front of the property. This bedroom has high quality timber flooring, one centre light fitting, built-in units for storage, one radiator and two power points.

- Bathroom 3.03m x 1.76m

The main bathroom has a two piece suite with a electric shower fitted in an enclosed shower cubicle. The room has one frosted window overlooking the rear of the property, fully tiled walls, tile flooring, one radiator and a hot press which is shelved for storage.

- Garage 2.73m x 5.27m

The property benefits from an attached garage at the rear, this area is currently set up as a ultra-convenient workshop/utility room. The garage has a mix of timber and tile flooring, one window overlooks the rear and a

door allows access out to the rear of the property. Other features include an extensive worktop counter, plumbing for a washing machine and drier, extensive storage space and one W.C.



Features

- 118.66 Sq. M / 1277 Sq. Ft
- BER D1
- Built in 1980
- Immaculately presented property
- Modern décor throughout
- High quality timber flooring
- Ideal family home
- Approx. 0.25 acre site
- Attached garage suitable for conversion if required
- Oil fired central heating

Directions

Please see Eircode T23 A8F8 for directions.



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