



Downey McCarthy

...the people you can trust

10 Halldene Gardens, Bishopstown, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented, modern four bedroom semi-detached property in the mature and sought after residential estate of Halldene Gardens, Bishopstown. The property boasts a spectacular south facing rear garden of approx. 130 Ft in length which is sure to please all intending purchasers. The house benefits greatly from its location close to the N40 South Ring Road network and is within walking distance of all amenities including shopping centres, shops, UCC, MTU, CUH, bars & restaurants, schools and sports facilities.



AMV: €425,000



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PSRA No. 002584

| FEATURES

- Spectacular south facing rear garden of Approx.130 Sq. Ft.
- Approx. 136 Sq.M. / 1,464 Sq. Ft.
- Built c.1960
- BER F with potential to increase to A3 - See SEAI Advisory Report
- Oil fired central heating
- Teak double glazed windows
- Modern fitted kitchen
- Modern bathroom suite
- Superb modern décor
- Adjoined garage suitable for conversion
- Ideal location with all essential and recreational amenities close by including Wilton Shopping Centre, CUH, CUMH
- Sought after mature residential location
- Easy access to the N40 road network
- Located on the No. 208 bus route

| RECEPTION HALLWAY

3.85m x 4.32m (12'6" x 14'1")

A teak door with glass centre panelling allows access to the main reception hallway. The hallway has attractive, polished parquet timber flooring in immaculate condition and an attractive colour palette. There is one centre light piece, one large radiator, two power points, under stair storage and one window to the side of the property. A door from the hallway allows access to the garage from the hallway.



| GARAGE

5.4m x 2.65m (17'7" x 8'6")

The adjoining garage is primed for conversion to add additional of living accommodation within the property. The area offers concrete flooring, an up and over door to the front and one window to the side of the property. There room is currently is plumbed for a washing machine and provides space for a dryer, fridge and freezer.

| MAIN LIVING ROOM

3.85m x 6m (12'6" x 19'6")

A superb living room has two windows to the front of the property which flood the room with natural light. The room is finished with high quality laminate timber flooring, an open fireplace and covings surrounding the entire room. There are two radiators, one centre light piece, one wall-mounted light piece, six power points and a television point. An open arch allows access to the lounge area/family room.



| LOUNGE/FAMILY ROOM

3.8m x 3m (12'4" x 9'8")

A magnificent, versatile room could serve a multitude of uses has one window overlooking the rear garden. The room has attractive décor, laminate timber flooring, one centre light piece, one large radiator and four power points.



| DINING ROOM

3.8m x 2.9m (12'4" x 9'5")

The dining room has one window overlooking the rear garden. The room has attractive décor, laminate timber flooring, one centre light piece, one large radiator and four power points. An open arch from the dining area allows access to the kitchen.



| KITCHEN

3.6m x 3m (11'8" x 9'8")

The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter space and a tiled splashback. The room has an island unit with integrated seating and storage, one centre light piece and laminate timber flooring. The kitchen included a stainless steel bowl and a half sink, oven/hob/extractor fan, built-in larder unit, space for a fridge and integrated dishwasher. There is one radiator, nine power points and a door from the room allows access to a rear lobby.



| REAR LOBBY

1.24m x 0.9m (4'0" x 2'9")

The rear lobby has attractive modern tile flooring, one centre light piece and a PVC door with glass panelling allows access to the side of the property. Off the lobby access to the guest w.c can be gained.

| GUEST W.C

2.24m x 0.9m (7'3" x 2'9")

The guest w.c features a two piece suite with attractive tile flooring. There is one centre light piece and one window to the rear of the property.

| STAIRS AND LANDING

2.34m x 2.8m (7'6" x 9'1")

The stairs and landing is fitted with carpet flooring. A large window at the top of the landing overlooks the spectacular rear garden and frames it perfectly. The area has built-in storage space, one centre light piece and an access hatch to the attic.

BEDROOM 1

3.8m x 3.11m (12'4" x 10'2")

A large double bedroom has a window with a roller blind overlooking the rear garden. The room has luxurious carpet flooring, attractive décor, one centre light piece, one radiator and two power points.



BEDROOM 2

3.5m x 3.11m (11'4" x 10'2")

A spacious double bedroom has one window with a roller blind overlooking the front of the property. The room has carpet flooring, attractive décor, one centre light piece, one radiator and two power points.



BEDROOM 3

2.4m x 2.8m (7'8" x 9'1")

Located to the rear of the property, this bedroom has one window with a roller blind overlooking the rear of the property. There is carpet flooring, attractive décor, one centre light piece, one radiator and a power point.



| BEDROOM 4

2.44m x 2.8m (8'0" x 9'1")

A spacious single bedroom has one window to the front of the property, built-in storage units, carpet flooring, attractive décor, one centre light piece, one radiator and one power point.



| BATHROOM

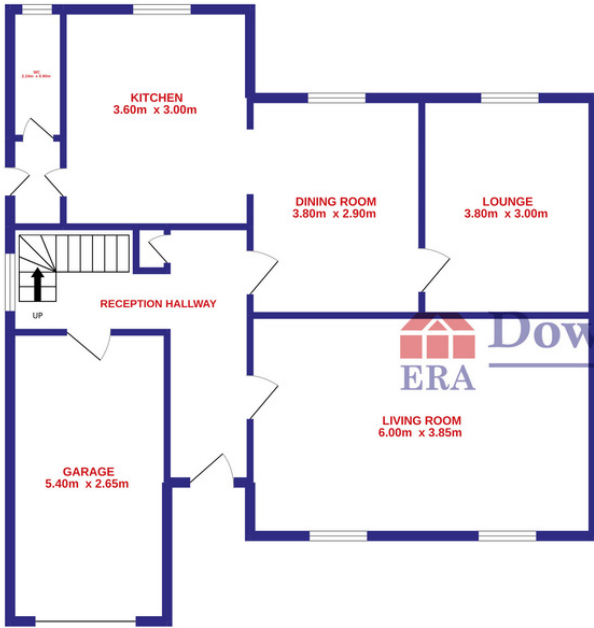
2.75m x 1.83m (9'0" x 6'0")

A recently refurbished family bathroom features a four piece suite including a Mira Elite SE electric shower over the bath. There is one window to the front of the property, attractive floor and wall tiling, one radiator and one wall-mounted light piece.

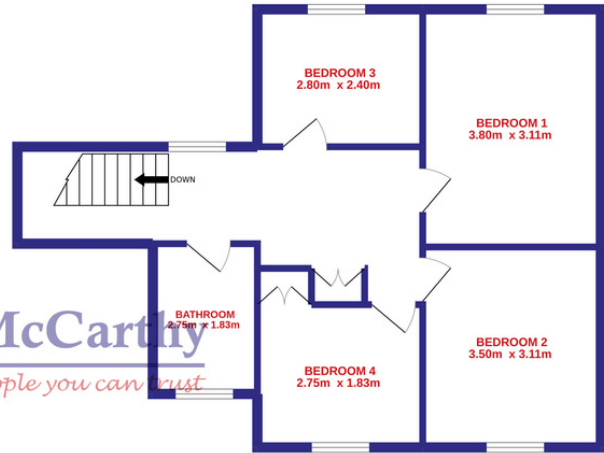


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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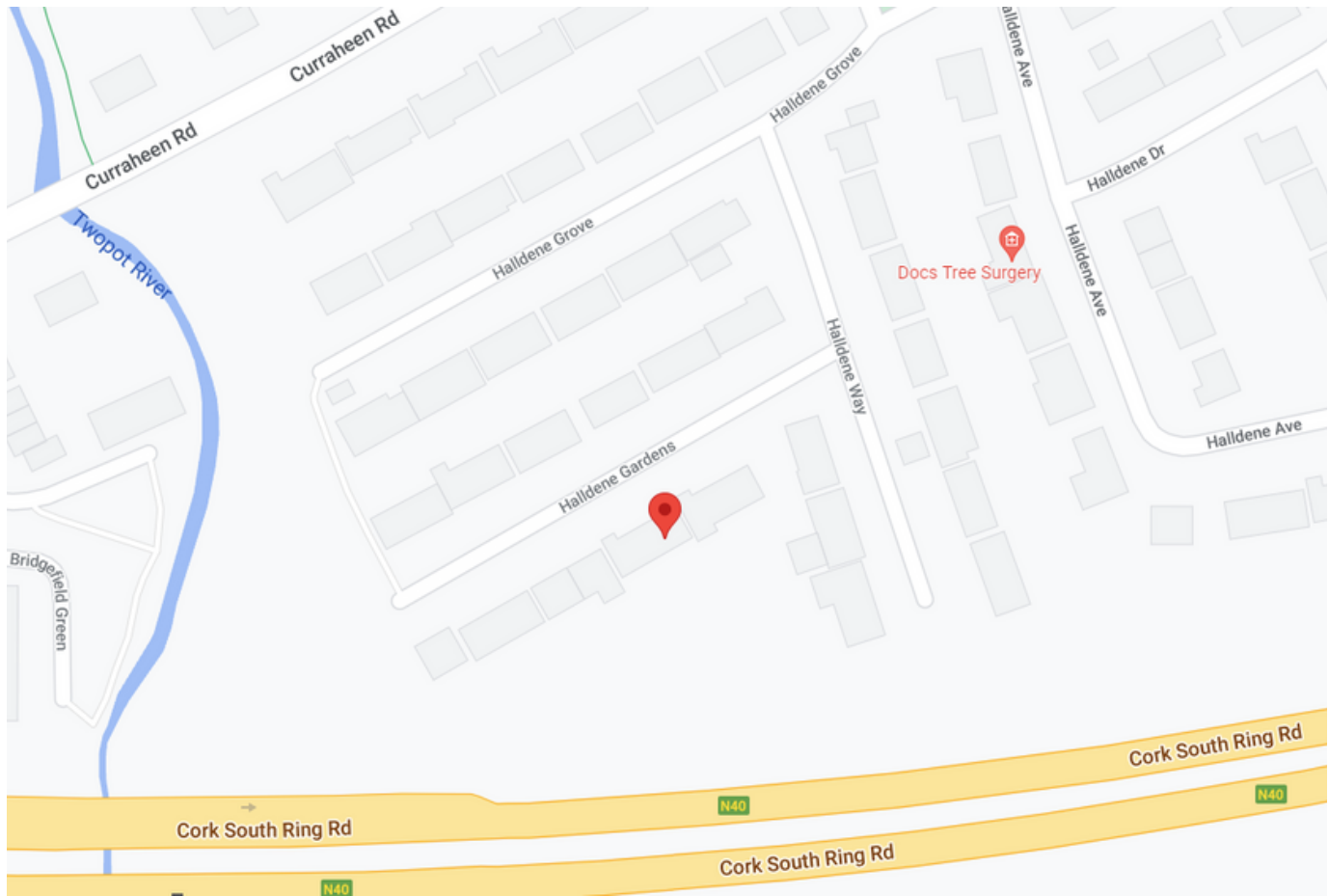
TOTAL FLOOR AREA: 136.0 sq.m. approx.

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 H33W for directions.



| ALL ENQUIRIES TO:

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Solicitor Details:

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