



# Downey McCarthy

*....the people you can trust*

## **Ard Na Greine, Ballinlough Road, Ballinlough, Cork**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three/four bedroom semi-detached property in the heart of Ballinlough, Cork. Whilst in need of some renovation and modernisation, this property offers prospective purchasers the opportunity to develop their dream home in this unrivalled residential location. The property offers a spectacular rear garden and secure off street parking for 1-2 cars.



**AMV: €345,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 114.97 Sq. M / 1,238 Sq. Ft.
- Built in 1938
- BER E2
- Recently rewired
- New gas boiler fitted
- Superb rear garden
- Much sought after residential address close to a host of amenities to include schools, medical centre, supermarkets, shops, restaurants, bars
- Off street parking
- Three/four spacious bedrooms
- Stunning city centre views from the elevated site
- Two reception rooms on the ground floor
- 15 minutes walk to Cork city centre
- 10 minutes walk to Docklands
- Located on the 215 bus route

## | RECEPTION HALLWAY

3.2m x 2.4m (10'4" x 7'8")

A PVC with glass centre panelling allows access to the main reception hallway. The hallway has carpet flooring, one radiator, one centre light piece, two power points and under stair storage.

## | LIVING ROOM

4.3m x 4m (14'1" x 13'1")

A superb main living room has a feature bay window to the front of the property and an open fireplace. The room has carpet flooring, one radiator, one centre light piece and three power points. Double doors with glass panelling allow access to the lounge.



## | LOUNGE

3.3m x 4m (10'8" x 13'1")

This versatile second reception room has a window to the rear of the property overlooking the rear garden. The room has carpet flooring, an ornate fireplace, one radiator, one centre light piece, four power points, one television point and a door allowing access to a dining area.



## | DINING ROOM

3.3m x 2.4m (10'8" x 7'8")

Access to the dining room can be gained via the main reception hallway or the lounge. The room has carpet flooring, one window to the rear of the property, one radiator, one centre light piece, covings around the ceiling and two power points. A door from the dining room allows access to the extended kitchen.



## | KITCHEN

3.6m x 2.55m (11'8" x 8'3")

The kitchen features units at eye and floor level in an L shape with worktop counter and tiled splashback. The room has vinyl floor covering, one window to the rear and a PVC door with glass panelling allowing access to the rear garden. The room has plumbing for a washing machine, space for a cooker, one radiator, one centre light piece, mains operated heat and smoke alarm and throughout the room there are eight power points. A door with glass panelling allows access to the utility area and shower room.



## | UTILITY ROOM

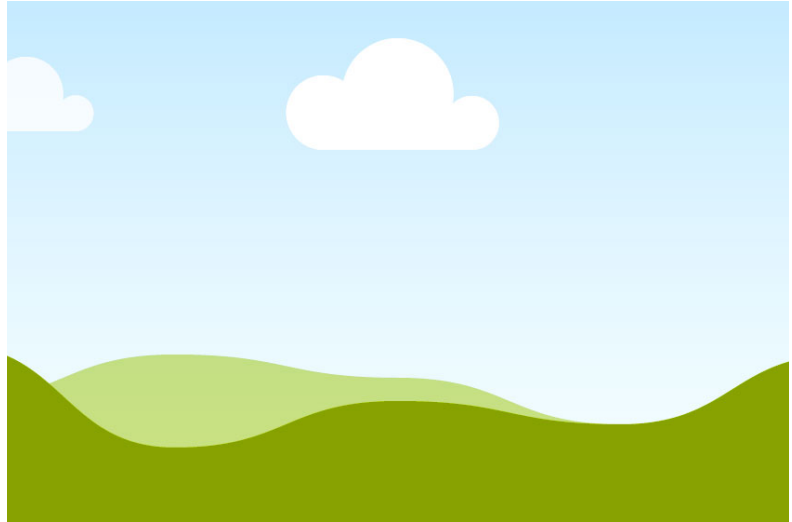
1.6m x 2.55m (5'2" x 8'3")

This area has one window to the side of the property, vinyl floor covering, floor and wall tiling and incorporates a Mira Vie electric shower. A door allows access to a fourth bedroom on ground floor which could equally be used as a home office.

## | BEDROOM 4/HOME OFFICE

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

This versatile room could serve a multitude of uses within the property. The room offers a window to the front of the property, new carpet flooring, built-in storage, one centre light piece, one radiator, four power points and a smoke alarm.



## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring. At the half landing there is a window to the side of the property which floods the area with natural light. The main landing area has a mains operated heat and smoke alarm, one centre light piece and two power points.



## | BEDROOM 1

3.4m x 3.9m (11'1" x 12'7")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has built-in units, carpet flooring, one centre light piece, one radiator and four power points.



## | BEDROOM 2

3.4m x 3.9m (11'1" x 12'7")

A spacious double bedroom has one window to the rear of the property offering superb views over Cork city. The room has built-in units from floor to ceiling, carpet flooring, one centre light piece, one radiator and four power points.



## | BEDROOM 3

3.4m x 2.4m (11'1" x 7'8")

A large single bedroom has one window to the rear of the property offering superb city views. The room has built-in storage units, carpet flooring, one centre light piece, one radiator and two power points.



## BATHROOM

2.4m x 2.55m (7'8" x 8'3")

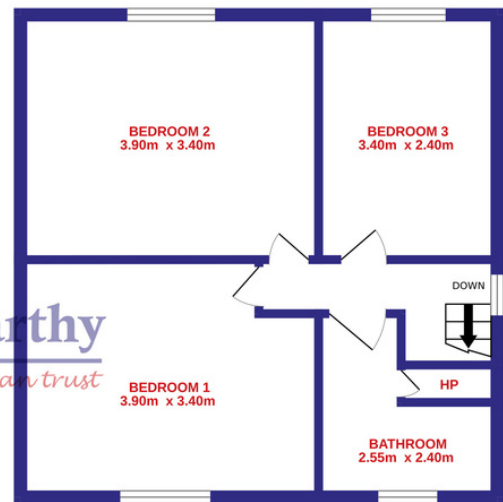
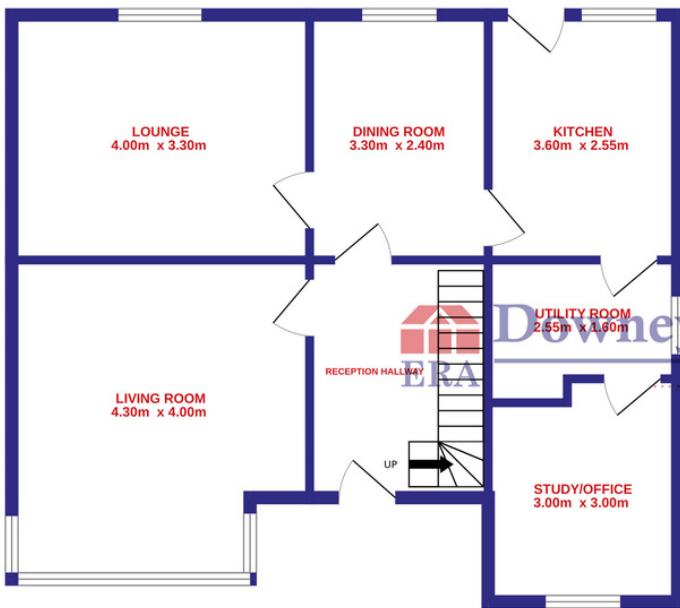
The bathroom features a three piece suite, one window to the front of the property, vinyl floor covering, one centre light piece, one radiator and a hot press area.



## FLOOR PLAN

GROUND FLOOR

1ST FLOOR

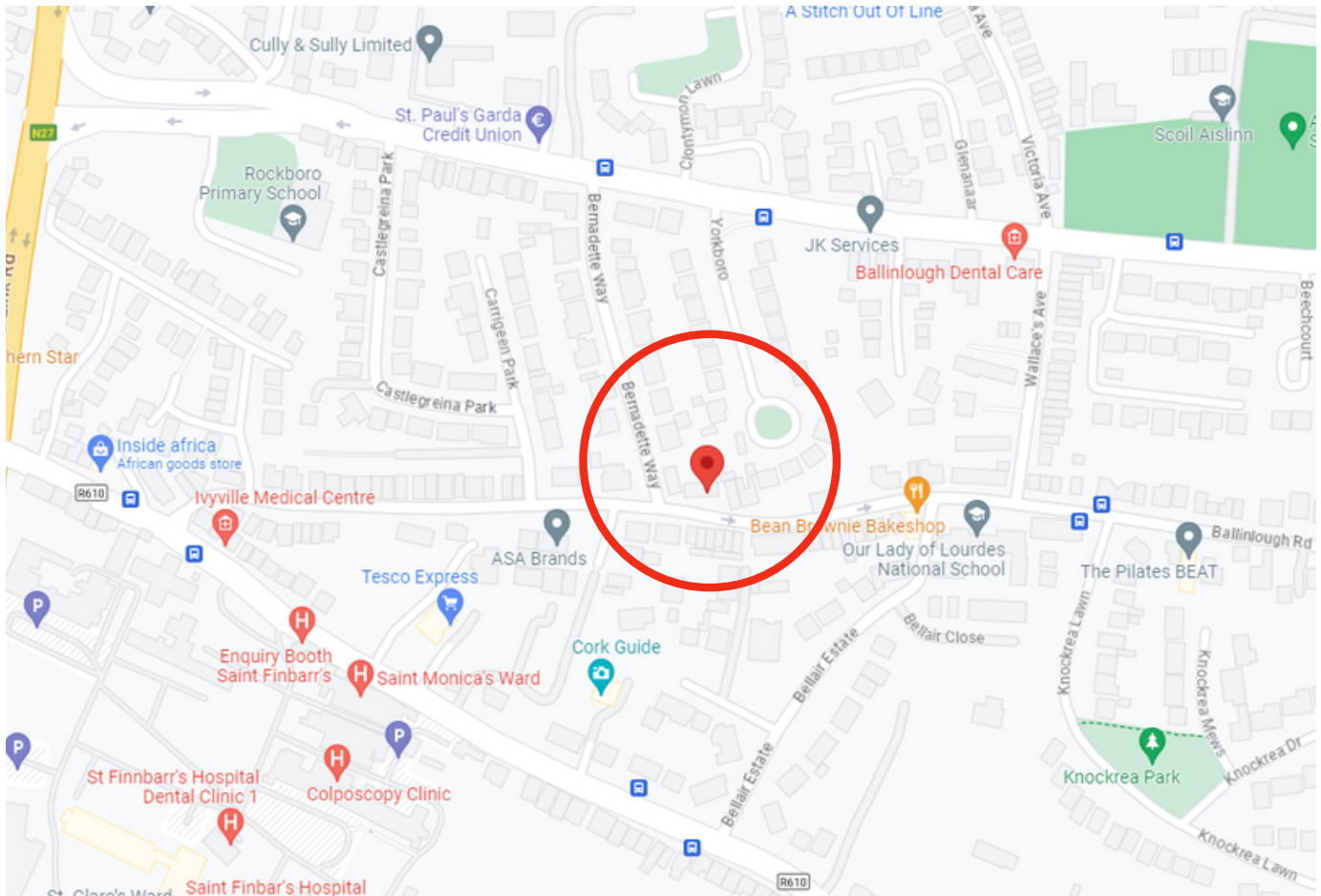


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 V6F6 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
ERA *...the people you can trust*

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Solicitor Details:

Denise Kelleher, Denise Kelleher & Associates Solicitors, Ballygarvan, Co. Cork

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