



Downey McCarthy

...the people you can trust

Ballynora, Waterfall, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and spacious four bedroom detached bedroom which sits on a generous 1/3 acre site and offers peaceful living while being just an 8 minutes' drive to Ballincollig town centre and all its amenities, 10 minutes to Wilton/Bishopstown and 15 minutes to Cork city centre. Viewing highly recommended to appreciate what this fine property has to offer.



AMV: €445,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Superb four bedroom detached bungalow
- Approx. 150 Sq. M. / 1,615 Sq. Ft
- Site size Approx. 0.32 acres
- Built c. 1975
- BER C2 with potential to increase to A3
- Externally insulated
- Oil fired central heating
- Double glazed PVC windows
- Large rear garden with a spectacular Indian sandstone patio area
- Mains water supply & septic tank on site
- 8 minutes' drive to Ballincollig town centre / 15 minutes' drive to Cork city centre / 10 minutes drive to Wilton/CUH & MTU Campus
- Easy access to The N40 Road network

| RECEPTION HALLWAY

5.2m x 9.26m (17'0" x 30'3")

A composite door with glass centre, top and side panelling allows access to the main reception hallway. The hallway has a tile instep and laminate timber flooring throughout the remainder of the area. It is attractively decorated with a modern colour palette, recessed spot lighting, one large radiator with radiator cover, four power points and two cloakrooms for storage.



| LIVING ROOM

3.7m x 4.2m (12'1" x 13'7")

A superb main living room has one window to the front of the property including a roller blind, curtain rail and curtains. The room has high quality laminate flooring and attractive décor. There is a solid fuel stove, one large radiator, recessed spot lighting, a wall-mounted light piece, four power points and one television point.



| FAMILY ROOM

5m x 4.3m (16'4" x 14'1")

A magnificent family room has a large window to the front of the property including a roller blind, curtain rail and curtains. The room has high quality walnut solid timber flooring and impressive décor with covings surrounding the ceiling. There is one feature centre light piece, recessed spot lighting in the alcoves surrounding a feature fireplace and the room has a neutral colour scheme, one thermostat control for the heating, one radiator, four power points and one television point.



| KITCHEN/DINING

3.1m x 6.5m (10'1" x 21'3")

This superb open plan kitchen/dining area features modern fitted units at eye and floor level throughout. The room has attractive tile flooring and the kitchen includes an integrated gas hob/extractor fan, double oven, microwave, fridge freezer, dishwasher and stainless steel bowl and a half sink. There is recessed spotlighting within the kickers of the kitchen, one window overlooking the rear garden with a roller blind and double doors allow access off the dining area onto a superb rear patio area. There are two centre light pieces, one large radiator and throughout the kitchen there are fourteen power points.



| UTILITY ROOM

3.34m x 1.8m (10'9" x 5'9")

Located off the kitchen/dining, the utility room has tile flooring throughout, one window to the rear of the property and built-in units at floor level. There is plumbing for a washing machine, space for a dryer or freezer, one centre light piece, four power points and a door from the room allows access to a shower room.



| SHOWER ROOM

1.15m x 2.7m (3'7" x 8'8")

A superbly presented modern shower room has a double walk-in shower area. There is impressive tiling from floor to ceiling, one window to the side of the property, one centre light piece and a heated stainless steel towel rail.



| BEDROOM 1

3.1m x 4.2m (10'1" x 13'7")

A superb double bedroom has one window to the rear of the property including a roller blind, curtain rail and curtains. The room has high quality carpet flooring and an impressive array of Sliderobe fitted units. The room is finished with one centre light piece, a large radiator and four power points.



| BEDROOM 2

3.7m x 3.6m (12'1" x 11'8")

A spacious double bedroom has one window to the front of the property including a roller blind, curtain rail and curtains. The room has high quality carpet flooring, attractive décor, one centre light piece, one radiator, four power points and a built-in workstation with additional storage space.



| BEDROOM 3

5m x 3.9m (16'4" x 12'7")

Located off the kitchen/dining area, this is a superb versatile room which could serve a multitude of uses as bedroom 4, home office, study or play room. The room has one window to the front of the property including a roller blind, one centre light piece, carpet flooring, one radiator, four power points, one telephone point and a Stira staircase allowing access to the attic space.



| BEDROOM 4

3.1m x 3m (10'1" x 9'8")

A spacious double bedroom has one window to the rear of the property including a roller blind, curtain rail and curtains. The room has attractive neutral décor, impressive Sliderope fitted units from floor to ceiling, new carpet flooring, one radiator and four power points.



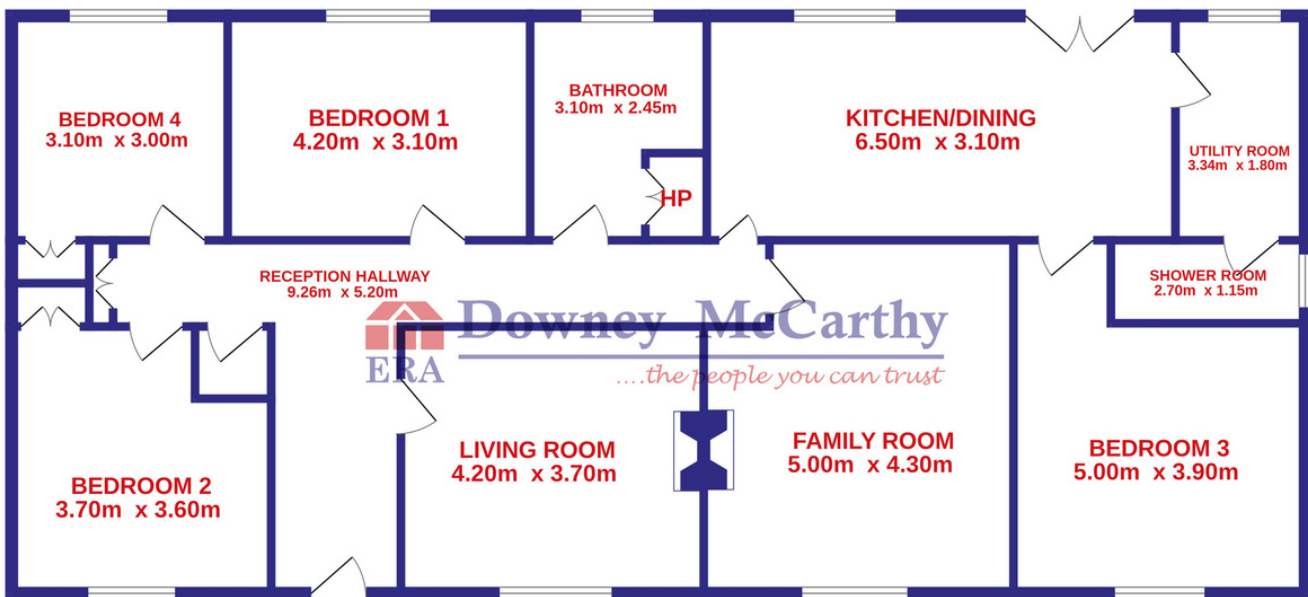
| BATHROOM

2.45m x 1.9m (8'0" x 6'2")

This recently refurbished family bathroom features a double walk-in shower area with impressive tiling from floor to ceiling. The room has one window to the rear of the property, timber panelled ceiling with recessed spot lighting, one radiator and a hot press area which is shelved for storage.



| FLOOR PLAN



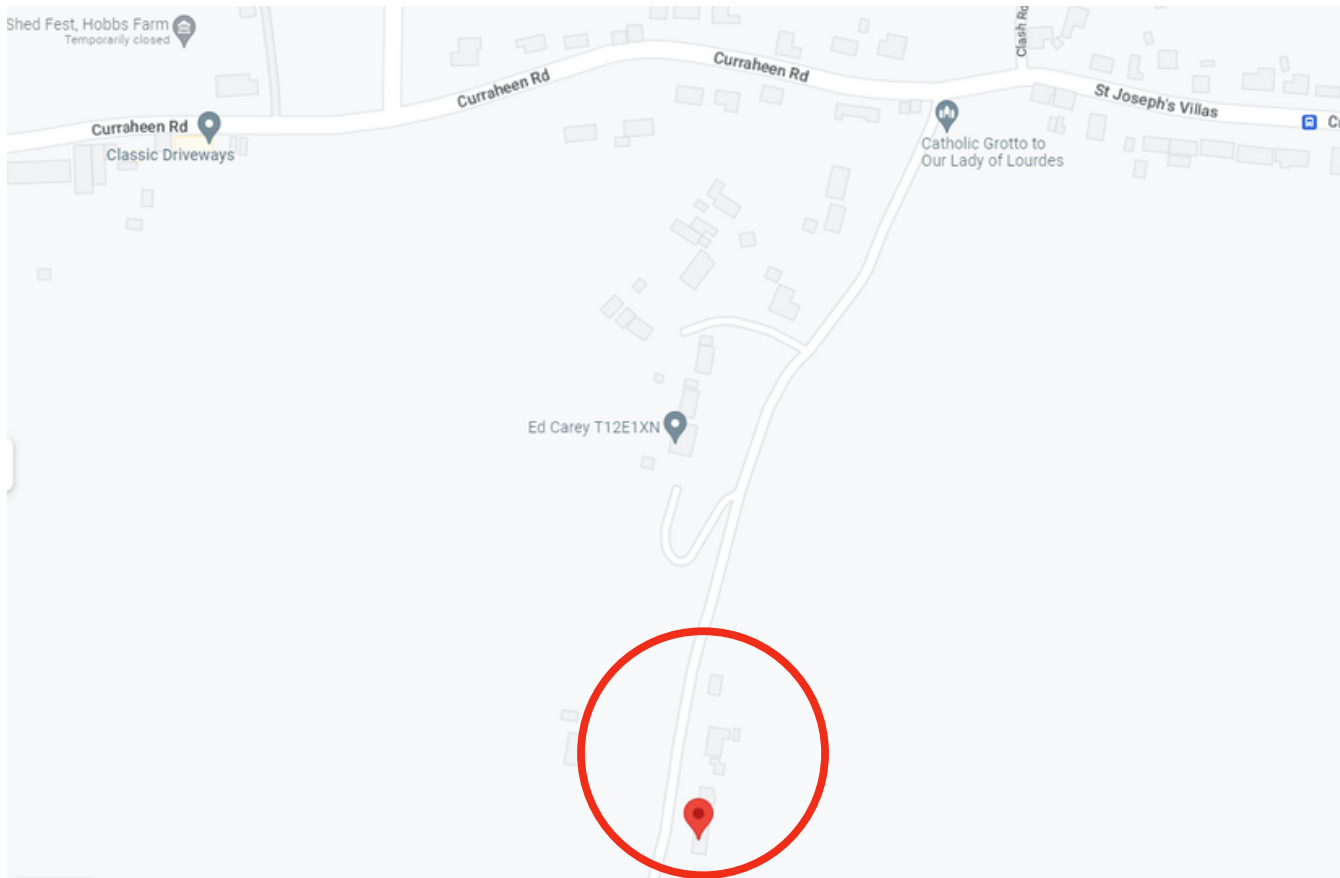
TOTAL FLOOR AREA : 150.0 sq.m. approx.

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 E2RY for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
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Solicitor Details:

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