

53 Brookvale, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented four bedroom semi-detached property in the much acclaimed development of Brookvale in Ballyvolane, Cork. The property benefits from its positioning fronting onto a large green area within a quiet cul-de-sac, a sizeable rear extension which adds additional living space as well as a large attic conversion suitable for a multitude of uses.



AMV: €325,000

BER B2

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PSRA No. 002584

| FEATURES

- Superb converted attic
- Rear sunroom extension
- Magnificent open plan kitchen/dining area
- Approx. 155 Sq. M / 1,668 Sq. Ft.
- Built C. 2000
- BER B2
- Gas fired central heating
- Double glazed windows
- Four double bedrooms
- Fully enclosed rear garden with superb decking area
- Located in a quiet cul-de-sac overlooks a green area to the front
- Easy access to local amenities including supermarkets, shops, public houses, schools
- Easy access to Cork city
- 5 minute walk to Ballyvolane shopping centre
- Located on the 207 bus route to Douglas and Cork city centre
- Ideal trader up home or first time buy

| PORCH

0.9m x 2.1m (2'9" x 6'8")

A sliding door allows access to a porch area which has tile flooring, one centre light piece, two power points and a PVC panelled ceiling. A PVC door with glass centre panelling allows access from the porch to the main reception hallway.

| RECEPTION HALLWAY

6.3m x 2.1m (20'6" x 6'8")

The bright and welcoming reception hallway features high grade Amtico flooring throughout. The area has one centre light piece, a large radiator cleverly disguised behind a radiator cover, extensive under stair storage, two power points, two telephone points and a thermostat control for the heating. Double doors with stain glass windows allow access to a superb open plan kitchen/dining/living area.



| GUEST W.C

1.55m x 0.85m (5'0" x 2'7")

Located off the reception hallway, the guest w.c. features a two piece suite, antico flooring and timber panelling on the walls. A window faces to the front of the property with roller blind and one centre light piece.

| LIVING ROOM

4.55m x 3.8m (14'9" x 12'4")

A superb main living room has a feature bay window to the front of the property, adding an extra dimension of living space to the room. The room is finished with high quality solid timber flooring and an impressive solid fuel stove. There is one large radiator, one centre light piece, six power points, one telephone points, one television point.



| KITCHEN/DINING/LIVING

6.1m x 6m (20'0" x 19'6")

This superb open plan room features a continuation of the antico tile flooring. The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and a tiled splashback. The kitchen includes an integrated island unit and within the kitchen there is a centre light piece, a Velux window and one window to the rear of the property. The kitchen includes a dishwasher, stainless steel sink and drainer unit, double oven, hob, extractor fan and space for a fridge freezer. Located off the kitchen is a utility room.



The room accommodates a spacious dining area with one window overlooking the side of the property. There is one centre light piece and one radiator with radiator cover.

Throughout the entire area kitchen/dining area there are fifteen power points and one telephone point. An open arch allows access to a superb rear sunroom.



| UTILITY ROOM

This utility room, located underneath the stairs, has lino flooring, plumbing for a washing machine, space for a freezer or dryer, one centre light piece, one extractor fan, hanging space and wall-mounted shelving.

| SUNROOM

4.46m x 2.8m (14'6" x 9'1")

This superb room features a vaulted ceiling with timber panels, recessed spot lighting and two Velux windows to the side of the property. The room has a dual aspect with one window to the rear, two windows to the side and double doors allowing access to a decking area. There is laminate timber flooring, attractive décor, one radiator, six power points and one television point.



| STAIRS AND LANDING

3.5m x 3.75m (11'4" x 12'3")

The stairs and landing features carpet flooring throughout. A spacious landing area has one centre light piece, one thermostat control for the heating, two power points, two light pieces and a hot press area shelved for storage.



| BEDROOM 1

3.2m x 3.9m (10'4" x 12'7")

A superb main bedroom has one window to the front of the property including a roller blind, curtain rails and curtains. The room has carpet flooring, impressive neutral décor, six power points, one radiator, one telephone point, one centre light piece and a door allowing access to an ensuite bathroom.



| ENSUITE

1.2m x 3.1m (3'9" x 10'1")

The ensuite bathroom features a three piece suite including a pump shower. The room has solid timber flooring, tile splashback and wall tiling. There is one window to the side of the property, one centre light piece and a wall-mounted light piece.



| BEDROOM 2

3.05m x 3.45m (10'0" x 11'3")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has carpet flooring, four power points, one radiator, one telephone point and one centre light piece.



| BEDROOM 3

3.05m x 2.45m (10'0" x 8'0")

A spacious double bedroom has one window to the rear of the property including a roller blind, curtain rail and curtains. The room has carpet flooring, two power points, one radiator and one centre light piece.



| BEDROOM 4

3.3m x 2.1m (10'8" x 6'8")

A double bedroom has one window to the front of the property including a roller blind, curtain rail and curtains. The room has carpet flooring, two power points, one radiator and one centre light piece.



| BATHROOM

1.7m x 2.15m (5'5" x 7'0")

The main family bathroom features a three piece suite including a walk-in shower area incorporating a Triton T80 electric shower. The room has one window to the side of the property, impressive floor and wall tiling and one centre light piece.



| SECOND FLOOR STAIRS AND LANDING

A staircase from the first floor landing allows access to a second floor landing area which has a Velux window to the rear of the property.

| ATTIC CONVERSION

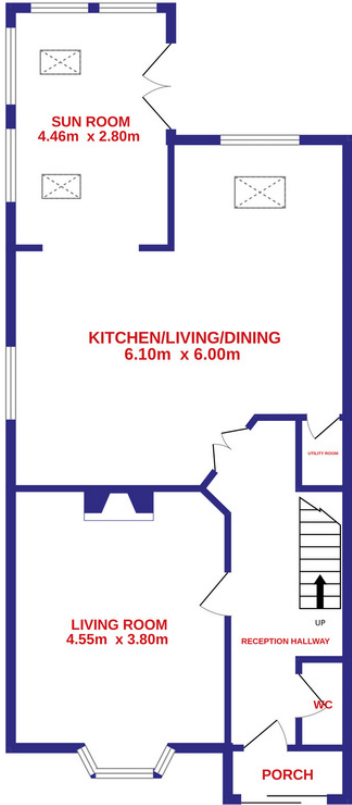
4.15m x 6.05m (13'6" x 19'8")

A superb attic conversion features two Velux windows to the rear of the property. This room could serve a multitude of uses either for storage, home office or as a playroom. There is a timber panelled ceiling, carpet flooring, recessed spot lighting, electric radiators and four power points.

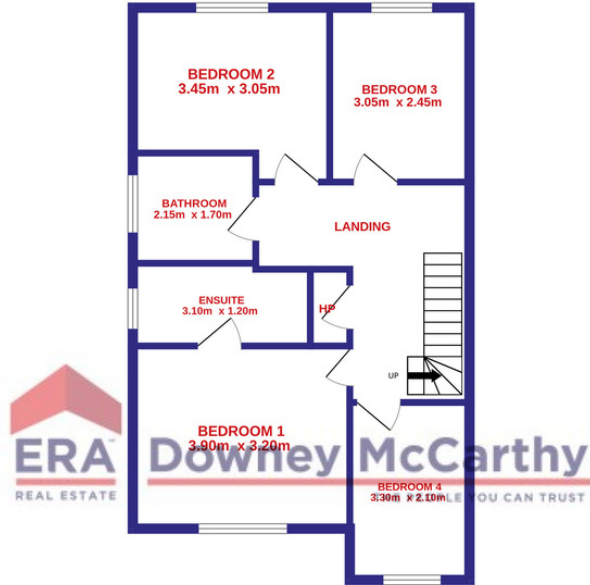


| FLOOR PLAN

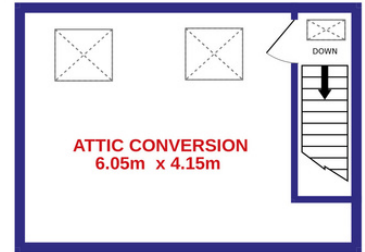
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 155.0 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 T23 E9X4 for directions.



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THE PEOPLE YOU CAN TRUST

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