

99 Lus Na Meala, Banduff, Ballyvolane, Cork



ERA Downey McCarthy are delighted to offer to the market this beautifully maintained, bright and spacious three bedroom semi-detached property presented in superb condition in the popular location of Lus na Meala, Banduff, Ballyvolane. The property benefits from a spacious converted attic room, bright living accommodation and an enclosed rear garden along with a covered patio area. Viewing highly recommended to appreciate what this fine property has to offer.



AMV: €295,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

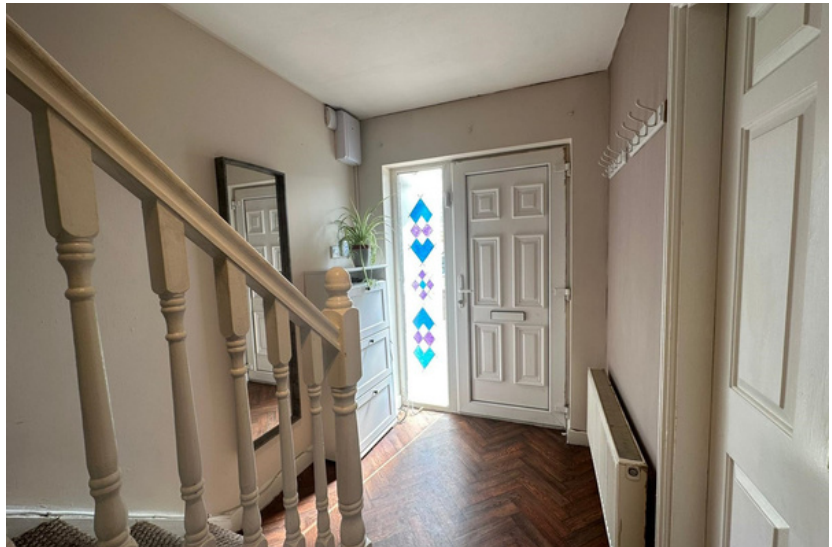
| FEATURES

- Approx. 110.01 Sq. M. / 1,184 Sq. Ft.
- Built in 2002
- BER C1
- Natural gas fired central heating
- PVC double glazed windows
- Three spacious bedrooms
- Superb converted attic room with ensuite bathroom
- Beautifully maintained rear garden with patio area
- Quiet cul-de-sac location within the estate
- Easy access to local amenities including supermarkets, shops, public houses, schools
- 5 minutes' drive to Ballyvolane shopping centre
- Off street parking
- Ideal first time buy

| RECEPTION HALLWAY

4.51m x 1.85m (14'7" x 6'0")

A PVC door with stain glass side panelling allows access to the bright reception hallway. The hallway features parquet wooden flooring, neutral décor, one centre light piece, one radiator and a service board.



| GUEST W.C

1.7m x 0.76m (5'5" x 2'4")

The guest w.c features a two piece suite, centre light piece, extractor fan and parquet wooden flooring.

| LIVING ROOM

4.53m x 3.46m (14'8" x 11'3")

A bright and spacious main living room features high quality wooden flooring, one centre light piece, attractive neutral décor, marble fireplace and ample power points. There is one large window to the front of the property, which fills the room with natural light.



| OPEN PLAN KITCHEN/ DINING

3.58m x 5.43m (11'7" x 17'8")

This superbly presented open plan kitchen/dining area features two light pieces, one large wall-mounted radiator, ample power points and high quality wooden flooring throughout. There is one window to the rear and sliding glass doors allow access to same. The kitchen features modern fitted units at eye and floor level with extensive worktop counter, space for an oven/hob/extractor fan, space for a fridge freezer plumbing for a washing machine and dryer, storage units and extensive dining space.



| FIRST FLOOR STAIRS AND LANDING

3.8m x 1.85m (12'4" x 6'0")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one frosted window to the side of the property, attractive neutral décor, one centre light piece and the hot press is located here.

| BEDROOM 1

4m x 3.47m (13'1" x 11'3")

This spacious double bedroom features one large window overlooking the front of the property, one radiator, one centre light piece, original wooden flooring, built-in wardrobe units and power points.



| BEDROOM 2

4.01m x 3.48m (13'1" x 11'4")

This double bedroom features one window to the rear of the property, neutral décor, radiator, centre light piece, high quality laminate wooden flooring, built-in wardrobe units and power points.



| **BEDROOM 3**

2.39m x 2.72m (7'8" x 8'9")

This single bedroom features a window to the rear of the property, attractive neutral décor, radiator, centre light piece, high quality laminate wooden flooring and power points.



| **BATHROOM**

1.68m x 1.84m (5'5" x 6'0")

The main family bathroom features a four piece suite including a Mira Sprint electric shower which is fitted over the bath. The room has floor and wall tiling, frosted window to the front, centre light piece, extractor fan, radiator and neutral décor.



| **SECOND FLOOR STAIRS AND LANDING**

3.01m x 2m (9'8" x 6'5")

| ATTIC ROOM

4m x 3.39m (13'1" x 11'1")

The spacious converted attic room could serve a multitude of uses and is currently in use as a home office. The room features carpet flooring, one large Velux window, one centre light piece, one radiator, built-in storage units and a door allowing access to the en suite.



| ENSUITE

1.6m x 1.58m (5'2" x 5'1")

The ensuite bathroom features a three piece suite including a corner shower cubicle incorporating a Mira Sprint electric shower, floor and wall tiling and one large Velux window.



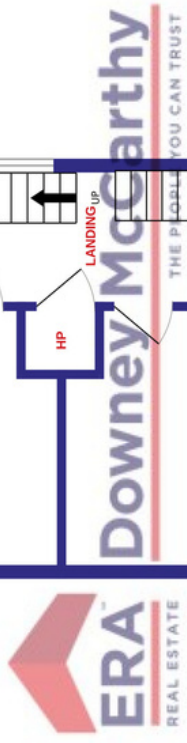
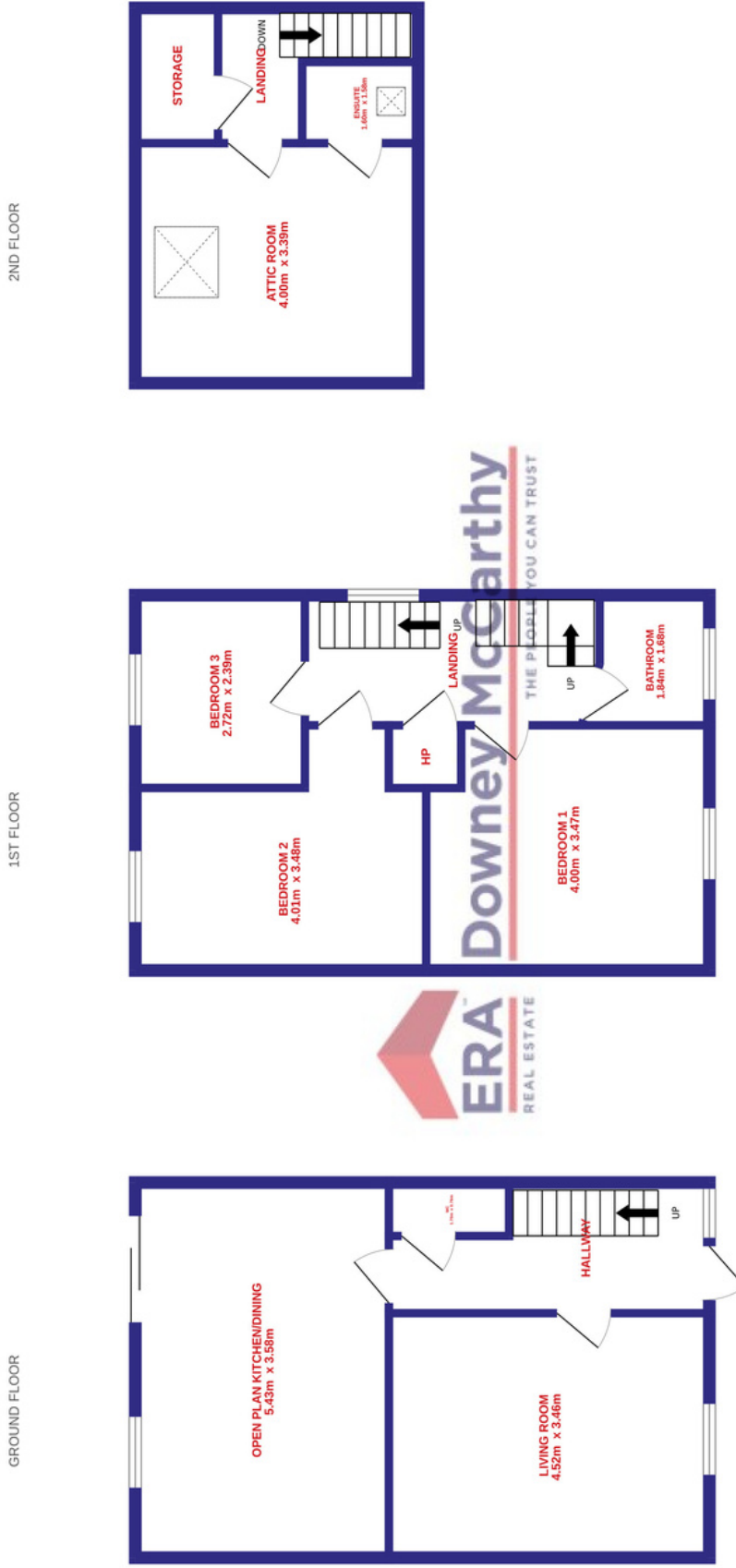
| EXTERIOR



The front of the property has a concrete driveway which can accommodate off street parking for two vehicles. There is also side access, which is ideal for lawnmower, bin storage etc.

The rear of the property is fully enclosed on all sides with block built walls. There is a large, covered patio area which is ideal for outdoor entertaining and a well-maintained garden area which is laid to lawn with mature shrubs and plants abounding. There is a block built shed located here also.

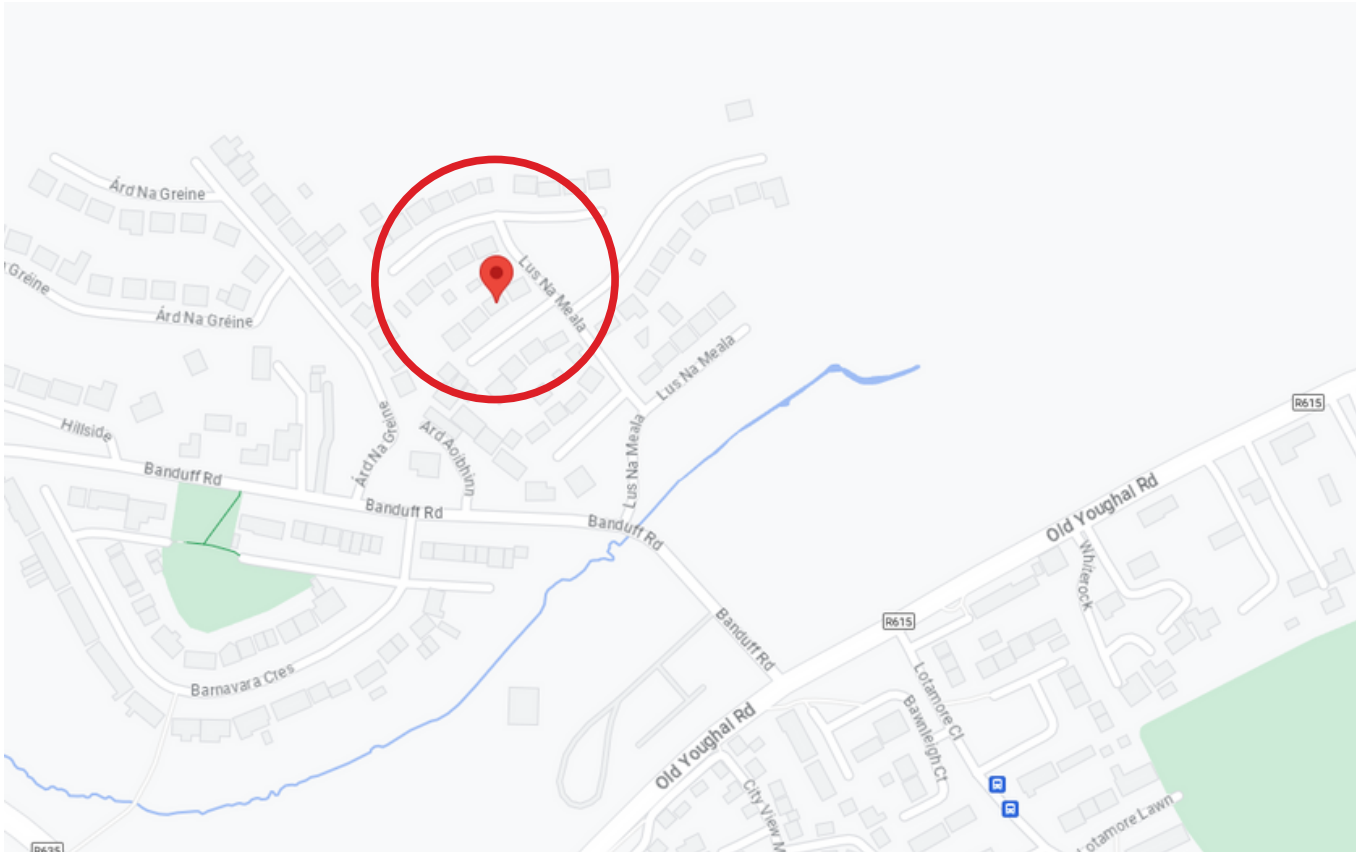
FLOOR PLAN



TOTAL FLOOR AREA : 110.0 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 F9K7 for directions.



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