

## 13 Glen View Terrace, Ballyhooly Road, Cork



**For sale by online auction at 3.00pm on  
Thursday 1st February 2024 -  
see [www.eracork.ie](http://www.eracork.ie).**

ERA Downey McCarthy Auctioneers are delighted to present to the market this three bedroom terraced property situated in a superb convenient location on Ballyhooly Road. While in need of modernisation, the property is within close proximity to all amenities and Cork city centre itself is located within a 10 minutes' drive.



**AMV: €195,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 72.28 Sq. M. / 778 Sq. Ft.
- Built in 1900
- BER E1
- Gas fired central heating
- Double glazed windows
- Three bedrooms
- Enclosed rear garden with South-East facing aspect
- In need of modernisation
- Close to local amenities including Dunnes Stores shopping centre, bars, shops, primary and secondary schools
- 10 minutes' drive to Cork city centre
- On the 207 bus route

## | RECEPTION HALLWAY

3.54m x 0.95m (11'6" x 3'1")

A timber door allows access to the main reception hallway. The hallway features tile flooring, wall panelling, one centre light piece and one radiator.



## | FAMILY ROOM

3.52m x 3.06m (11'5" x 10'0")

Located to the front of the property, this room features laminate timber flooring, one large radiator, one window, one centre light piece and two power points.



## | OPEN PLAN KITCHEN/DINING/LIVING

5.75m x 4.31m (18'8" x 14'1")

The dining/living area features laminate timber flooring, one centre light piece, neutral décor, one radiator, wall-mounted storage, three power points and under stair storage.

The kitchen has one window overlooking the rear garden and a PVC door allowing access to same. The kitchen features fitted units, tile flooring, a stainless steel sink, power points, one centre light piece, space for an oven and space for a washing machine.



## | BATHROOM

2.12m x 0.8m (6'9" x 2'6")

The bathroom features a three piece suite including a shower cubicle, floor and wall tiling, one frosted window to the rear, one extractor fan and one centre light piece.



## | STAIRS AND LANDING

0.8m x 3.09m (2'6" x 10'1")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one centre light piece, an access hatch to the attic and solid doors leading to all rooms.

## | BEDROOM 1

2.53m x 3.44m (8'3" x 11'2")

This spacious double bedroom has one large window to the rear of the property, allowing extensive natural light to fill the room. There is laminate timber flooring, one large radiator, built-in storage units, one centre light piece and two power points.



## | BEDROOM 2

3.77m x 2.08m (12'3" x 6'8")

This bedroom has one window to the front of the property, laminate timber flooring, one radiator, built-in storage units, one centre light piece and one power point.



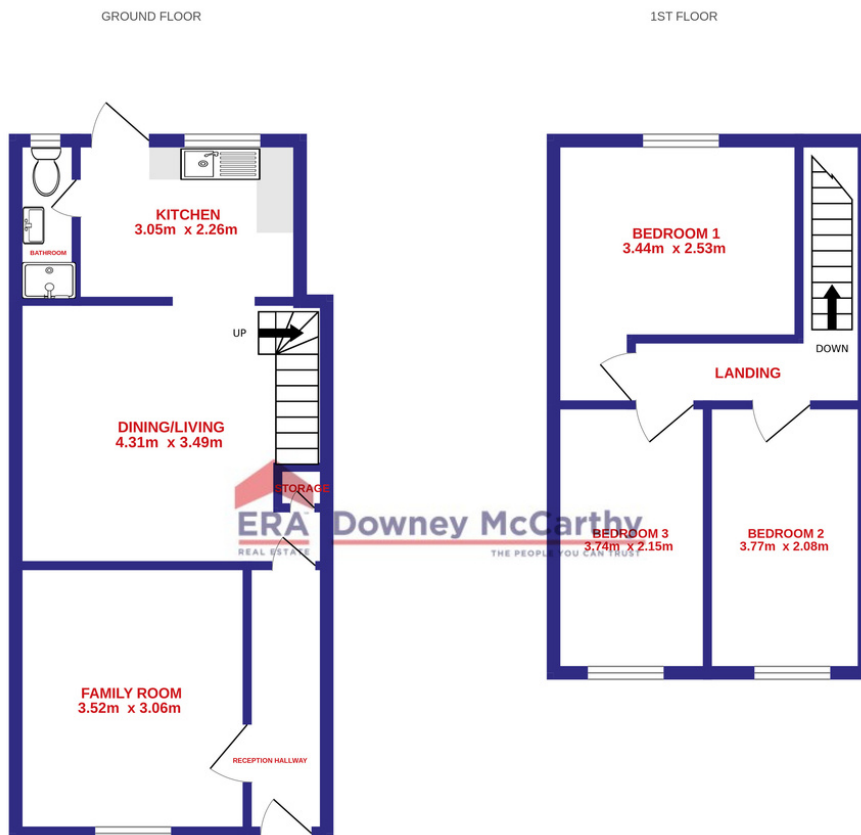
## | BEDROOM 3

3.74m x 2.15m (12'2" x 7'0")

This bedroom has one window to the front of the property, laminate timber flooring, one radiator, built-in storage units, one centre light piece and one power point.



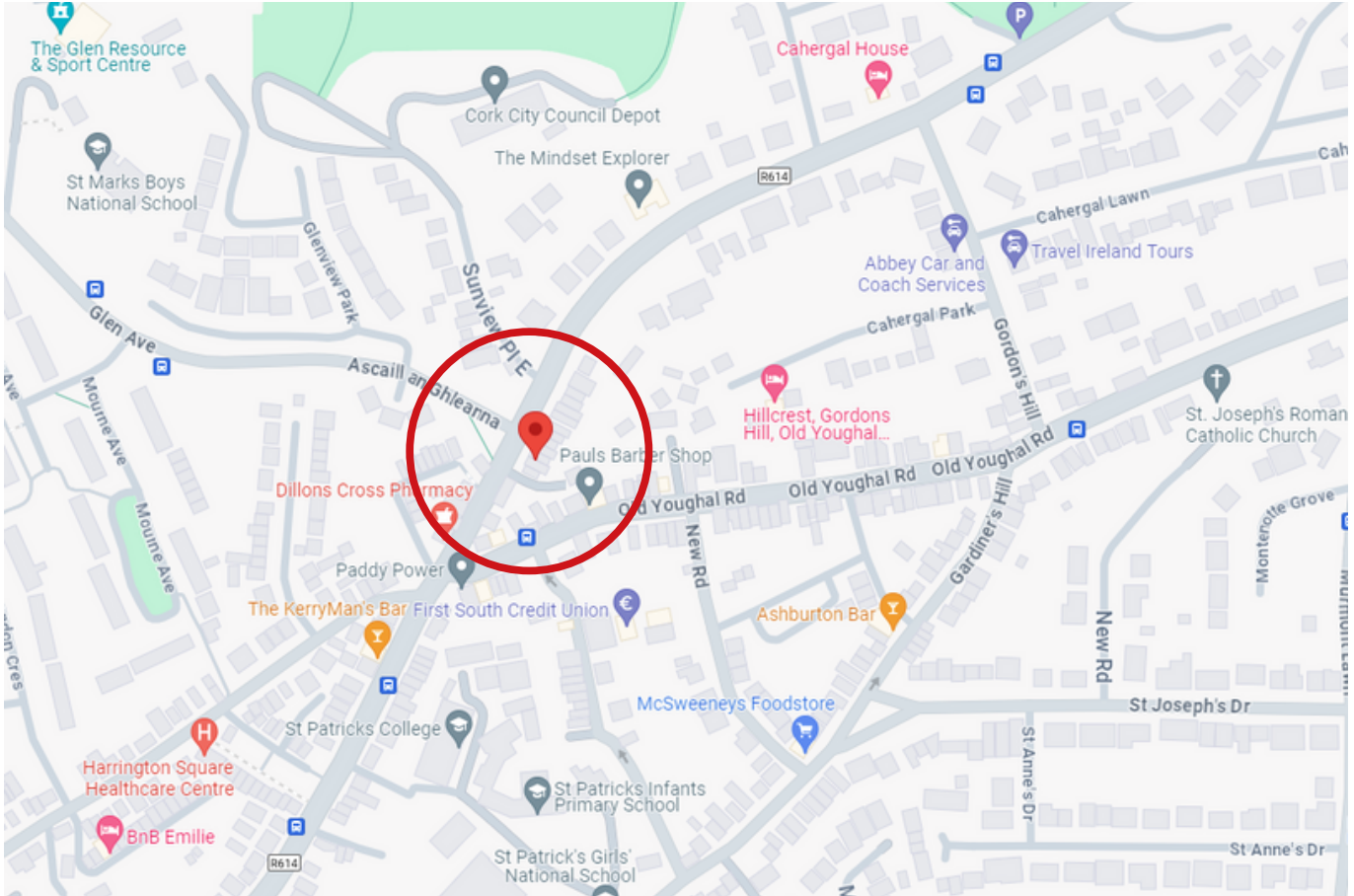
## | FLOOR PLAN



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 F3C4 for directions.



## | ALL ENQUIRIES TO:

**Judy O'Brien**  
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**[judy@eracork.ie](mailto:judy@eracork.ie)**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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