

9 Gleann Bui, Ballymacoda, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this superbly presented three bedroom semi-detached property located within a quiet, low density residential development in the heart of Ballymacoda, East Cork. The property benefits greatly from its positioning close to a number of picturesque Blue Flag beaches as well as being within an easy commute of the bustling East Cork towns of Youghal and Midleton, the latter offering a regular rail service to Cork city centre every 30 minutes. The property itself has been tastefully decorated by its current owner with a vibrant colour palette creating a warm and comfortable environment together with a sunny west facing rear aspect.



AMV: €230,000

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Stunning 3 bedroom semi detached property presented in Show House condition
- Approx. 89 Sq. M. / 947 Sq. Ft.
- Built in 2006
- BER C2
- Oil fired central heating with a new boiler recently installed
- Double glazed windows
- Modern fitted kitchen
- Three spacious bedrooms
- Fully enclosed rear garden with a sunny West facing aspect
- Quiet cul-de-sac location overlooking a green area to the front
- 10 minute drive to Youghal / 15 minutes' drive to Midleton & 30 minutes drive to Cork city
- Walking distance to local amenities in Ballymacoda village
- Located close to a host of Blue Flag beaches including Youghal, Red Barn, Garryvoe & Knockadoon

| RECEPTION HALLWAY

5.4m x 1.98m (17'7" x 6'4")

An open porch allows access to a PVC door with centre and side glass panelling, leading to the main reception hallway. The bright and welcoming hallway is beautifully presented with an attractive colour palette and impressive tile flooring. The area has one large radiator, two power points, one telephone point, extensive under stair storage, one centre light piece and a thermostat control for the heating. A door allows access to the guest w.c/utility room.



| GUEST W.C/UTILITY ROOM

1.8m x 0.9m (5'9" x 2'9")

Currently laid out as a utility space, this area is fully plumbed for a guest w.c. The room has a window to the side of the property, impressive tile flooring and one centre light piece.

| LIVING ROOM

4.2m x 3.55m (13'7" x 11'6")

The spacious main living room has two windows to the front of the property, both including curtain rails and allowing extensive natural light to flood the room. There is impressive laminate timber flooring, attractive décor, an open fireplace, one centre light piece, one large radiator, six power points and one telephone point.



| KITCHEN/DINING

3.5m x 5.65m (11'4" x 18'5")

The kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. There is one centre light piece, tile flooring, one window overlooking the rear yard with roller blind and a sliding door with a curtain rail allows access to same. The kitchen includes an integrated oven, hob, extractor fan, fridge freezer, a stainless steel sink and drainer unit, plumbing for a dishwasher and ten power points.

The room offers extensive dining space, one radiator, two power points and a telephone point.



| STAIRS AND LANDING

3m x 1.97m (9'8" x 6'4")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one window to the side, one centre light piece, an access hatch to the attic, a smoke alarm and a hot press area which is shelved for storage.



| BEDROOM 1

3.1m x 3.6m (10'1" x 11'8")

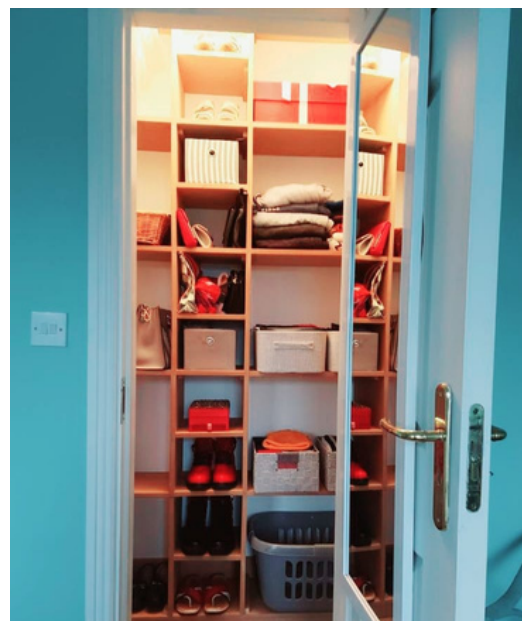
A spacious double bedroom has two windows to the front of the property, both including roller blinds and curtain rails. The room has high quality carpet flooring, one radiator, one centre light piece, six power points, one television point, a thermostat control for the heating. A door off the room allowing access to a walk-in wardrobe/en suite bathroom.



| WALK-IN WARDROBE

0.8m x 2.6m (2'6" x 8'5")

Originally designed and used as an En Suite bathroom, this area has been transformed into a bespoke walk-in wardrobe with high quality laminate timber flooring, built in shelving, railings and a shoe rack. There is one centre light piece and an extractor fan. The room could easily revert to a bathroom as all plumbing services remain in situ.



| **BEDROOM 2**

3.67m x 3.6m (12'0" x 11'8")

A large double bedroom has one window to the rear of the property, including a roller blind and a curtain rail. The room has carpet flooring, attractive décor, one large radiator, one centre light piece, six power points and one television point.



| **BEDROOM 3**

2.6m x 2.47m (8'5" x 8'1")

A large single room is currently in use as a home office. There is one window to the rear of the property including a roller blind, carpet flooring, neutral décor, one radiator, one centre light piece, four power points and one television point.



| **BATHROOM**

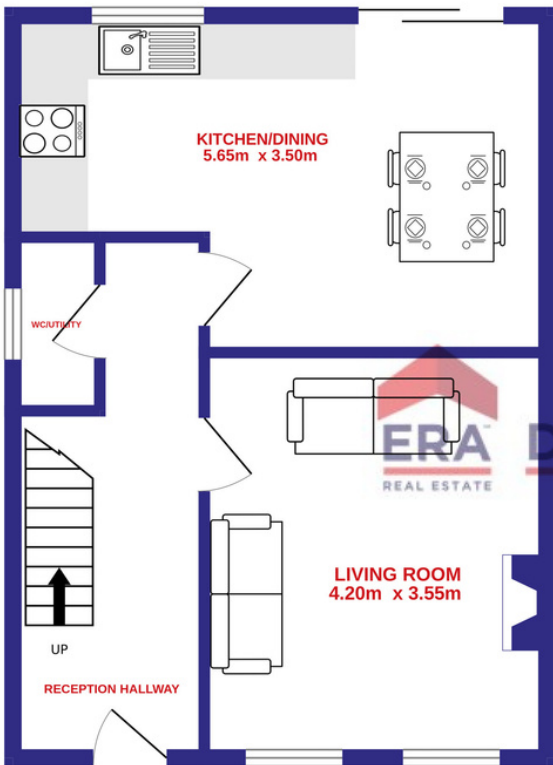
1.96m x 1.97m (6'4" x 6'4")

The main family bathroom features a three piece suite including a Triton T90 SR electric shower fitted over the bath. The room has impressive modern floor and wall tiling, one radiator, one window to the front and one centre light piece.

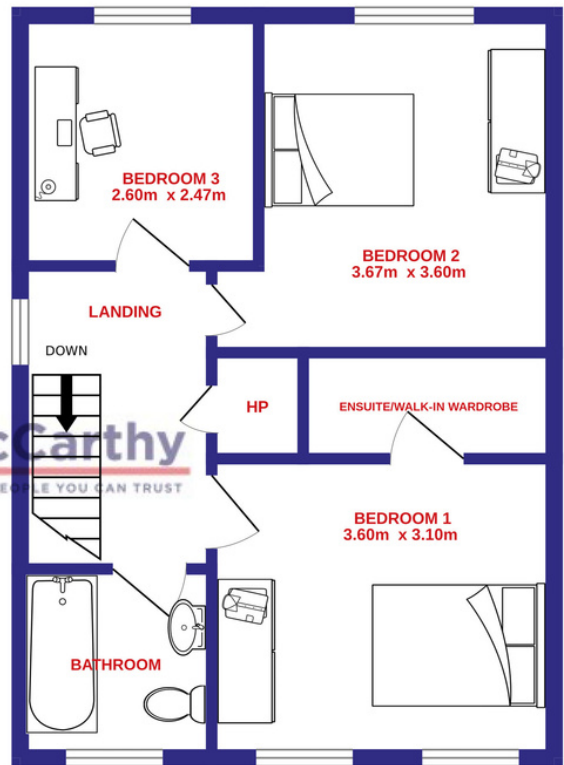


FLOOR PLAN

GROUND FLOOR



1ST FLOOR

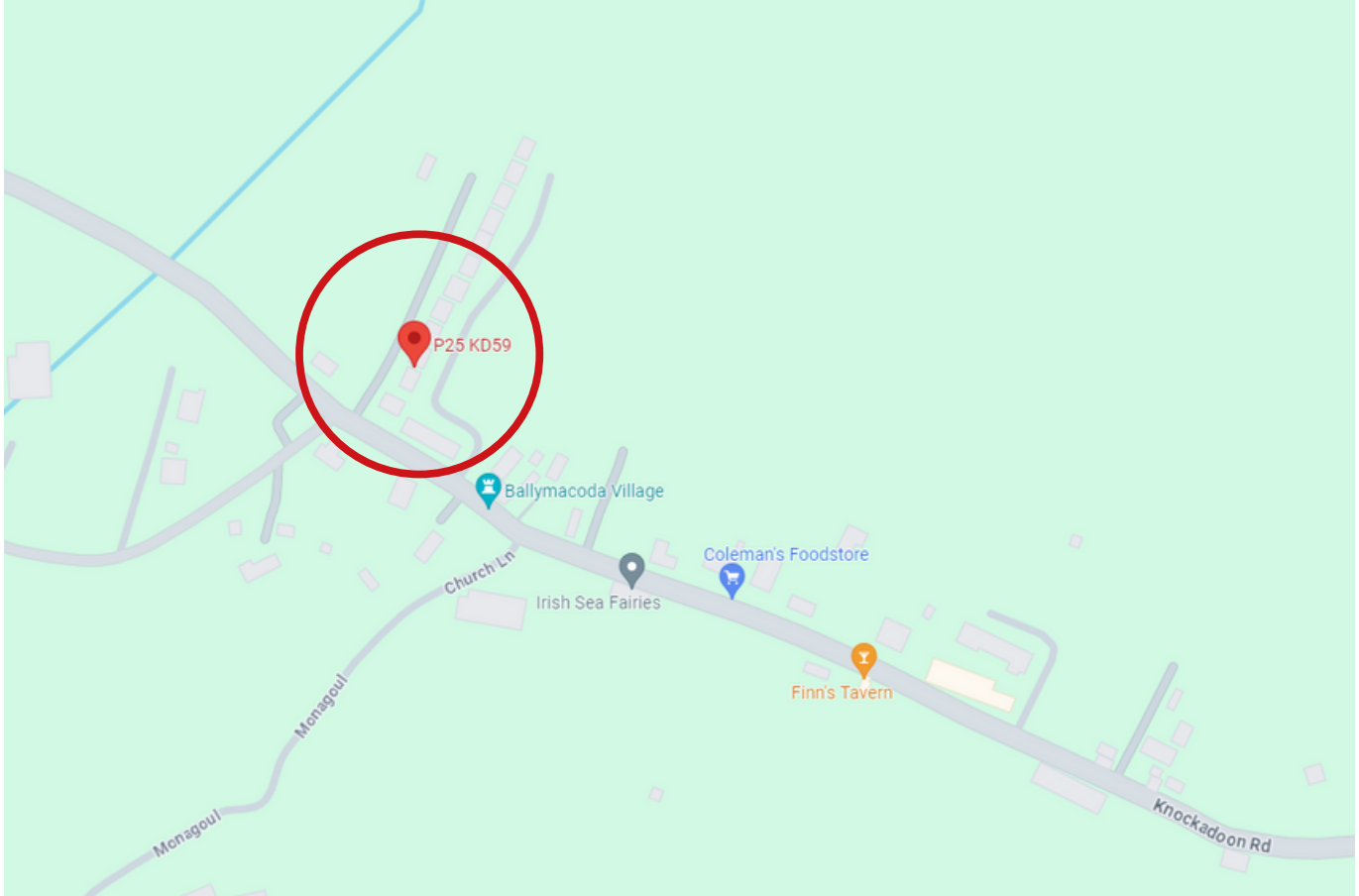


TOTAL FLOOR AREA : 89.0 sq.m. approx.

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 P25 KD59 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

Susan Howard, Howard & Co. Solicitors, Eastgate Business Park, Little Island, Cork

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