

12 Barnavara Crescent, Banduff, Cork



ERA Downey McCarthy are delighted to offer to the market this beautifully presented and deceptively spacious three bedroom terraced property, situated in a quiet residential area in Banduff. Presented in turnkey condition, this is a superb opportunity to acquire a modern family home close to local amenities and providing easy access to the North Ring Road network.



AMV: €285,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 114.62 Sq. M. / 1,234 Sq. Ft. (With Attic Conversion)
- Built in 1975
- BER C2
- Beautifully presented throughout
- Superb extension providing a new kitchen/dining room done in 2013/14
- Three bedrooms
- Two bathrooms
- Spacious converted attic
- Quiet residential area
- Maintenance free and fully enclosed rear garden
- Private off street parking
- Walking distance to local supermarket, shops, restaurants, business park
- Easy access to North Ring Road network

| PORCH

0.7m x 1.65m (2'2" x 5'4")

Double glass doors allow access to the porch area, which has tile flooring, one wall-mounted light piece and a solid door accessing the main reception hallway.

| RECEPTION HALLWAY

5.32m x 1.81m (17'4" x 5'9")

The bright and welcoming reception hallway features high quality timber flooring, attractive neutral décor, one radiator, plumbing for a washing machine and one centre light piece.



| LIVING ROOM

4.55m x 3.21m (14'9" x 10'5")

The spacious main living room has one large window to the front of the property, high quality timber flooring, centre light piece, attractive neutral décor and a feature wall-mounted fireplace. Double doors allow access to the sitting room.



| SITTING ROOM

3.34m x 3.22m (10'9" x 10'5")

The sitting room features a continuation of the timber flooring, centre light piece, radiator and attractive décor. An open arch allows access to the beautiful kitchen/dining area.



| OPEN PLAN KITCHEN/DINING

4.4m x 4.06m (14'4" x 13'3")

The extended kitchen/dining area is flooded with natural light owing to two Velux windows, one window to the rear and double glass doors allowing access to same. The bright and spacious area has a mixture of both tile and laminate flooring, attractive neutral décor, recessed spot lighting and ample power points.



The kitchen features modern fitted units at eye and floor level with extensive Italian marble worktop counter, space for an oven/hob/extractor fan, space for an American style fridge freezer and the gas boiler is also housed here.



| WET ROOM

1.93m x 1.76m (6'3" x 5'7")

Located on the ground floor the wet room features a three piece suite including a shower, one centre light piece and modern tiling throughout.



| FIRST FLOOR STAIRS AND LANDING

2.85m x 1.85m (9'3" x 6'0")

The stairs and landing features carpet flooring throughout. At the top of the landing there is access to a hot press.



| BEDROOM 1

4.77m x 3.2m (15'6" x 10'4")

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



| BEDROOM 2

3.19m x 3.2m (10'4" x 10'4")

Another spacious double bedroom features timber flooring, window to the rear of the property, radiator, centre light piece and power points.



| BEDROOM 3

3.06m x 2.33m (10'0" x 7'6")

This single bedroom features timber flooring, centre light piece, window to the front, neutral décor, built-in wardrobe unit and power points.



| MAIN BATHROOM

2.09m x 1.82m (6'8" x 5'9")

The main family bathroom features a four piece suite including an electric shower fitted over the bath, window to the rear, modern floor and wall tiling, centre light piece.



| ATTIC

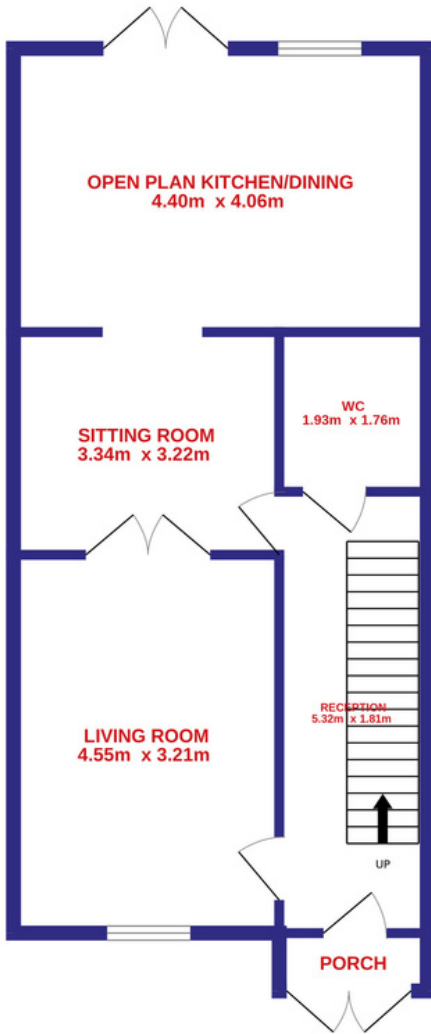
3.77m x 4.71m (12'3" x 15'4")

This superb converted attic space features high quality timber flooring, large Velux window, recessed spot lighting, large radiator and extensive array of built-in storage units from floor to ceiling.

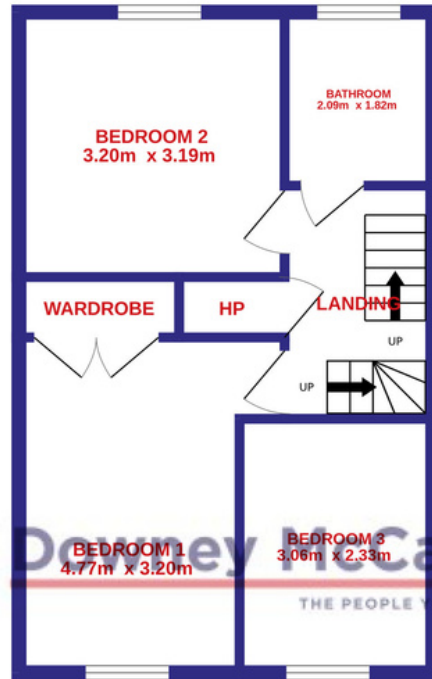


| FLOOR PLAN

GROUND FLOOR

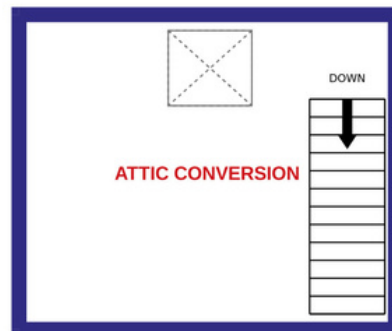


1ST FLOOR



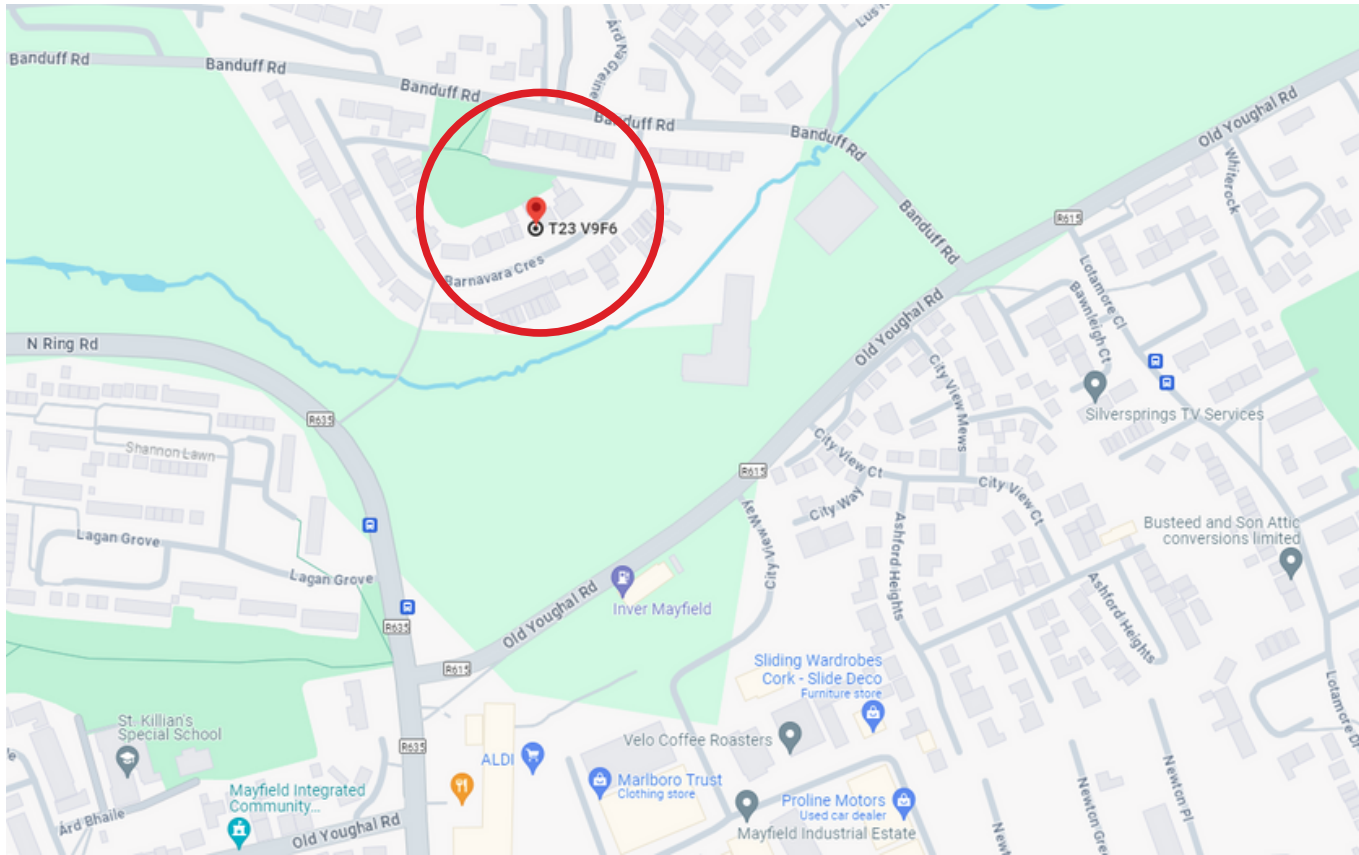
Devinny McCarthy
THE PEOPLE YOU CAN TRUST

2ND FLOOR



| DIRECTIONS

Please see Eircode T23 V9F6 for directions.



| ALL ENQUIRIES TO:



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