

62 Kent Road, Ballyphehane, Cork



ERA Downey McCarthy are pleased to offer this superbly situated end of terrace property, located at Lower Kent Road, close to the junction of Tramore Road in Ballyphehane. The property has been attractively decorated throughout, boasts an exceptionally large, west facing rear garden, and benefits from its close proximity to Wilton, The Lough, the South Ring Road network, and Cork Airport.

Accommodation consists of reception hallway, living room, kitchen and family bathroom on the ground floor. Upstairs the property offers three double bedrooms.

AMV: €295,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 74 Sq. M. / 797 Sq. Ft.
- Built in 1949
- BER C2
- Gas fired central heating
- Condenser boiler and Hive zoned system recently fitted
- Three bedrooms
- Attractively presented throughout
- Modern fitted kitchen
- Situated on a superb corner site
- Large west facing rear garden
- Plumbed and wired concrete shed
- On street parking

| RECEPTION HALLWAY

4.94m x 1.8m (16'2" x 5'9")

The bright and spacious main reception hallway has laminate timber flooring, one centre light piece, extensive under stair storage, attractive décor and colour palette, one radiator, two power points, and wall-mounted shelving with integrated lighting.



| LIVING ROOM

3.71m x 3.69m (12'1" x 12'1")

This attractively presented living room has one large window to the front of the property, one centre light piece, one radiator, six power points, access to storage space, and a feature fireplace with solid fuel stove.



| KITCHEN

2.66m x 3.69m (8'7" x 12'1")

The kitchen features modern fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. The kitchen includes a porcelain sink, space for an oven/hob/extractor fan, space for a fridge. The room has one window to the rear of the property, and one small custom made window overlooks the side. There is one centre light piece, laminate timber flooring, six power points, and integrated storage and shelving space. A door with frosted glass panelling allows access to the rear garden.



| FAMILY BATHROOM

1.53m x 1.8m (5'0" x 5'9")

Located on the ground floor, the family bathroom features a four piece suite, including a shower fitted over the bath. The room has modern floor and wall tiling, one frosted window to the rear, integrated storage and shelving, one centre light piece, and one radiator.



| STAIRS AND LANDING

Timber stairs fitted with an attractive carpet runner leads you to the first floor landing. The landing area has a continuation of the timber flooring and carpet runner, one centre light piece, neutral décor, and access hatch to the attic.



| BEDROOM 1

2.68m x 4.49m (8'7" x 14'7")

This spacious main bedroom has two windows overlooking the front of the property, flooding the area with extensive natural light. The room has timber flooring, one centre light fitting, one radiator, neutral décor, and power points.



| BEDROOM 2

3.69m x 2.6m (12'1" x 8'5")

Another large double bedroom has timber flooring, one window to the rear, one centre light fitting, one radiator, neutral décor, and power points.



| BEDROOM 3

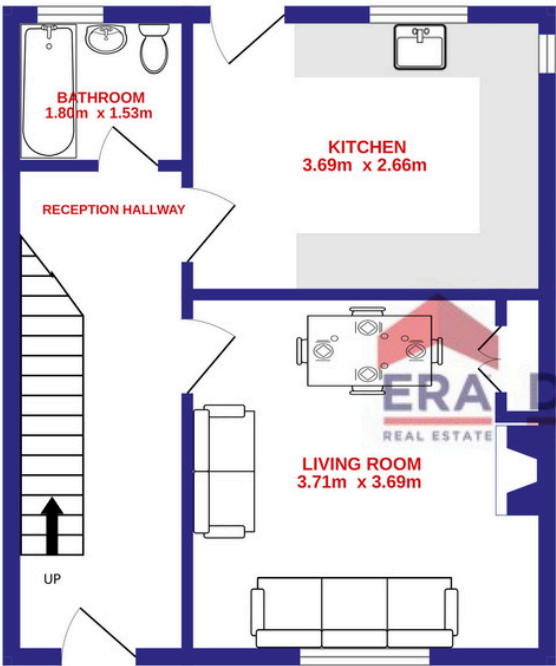
2.69m x 2.89m (8'8" x 9'4")

This bedroom has timber flooring, one centre light fitting, one window to the rear, one radiator, a feature wallpapered wall, neutral décor, and power points.

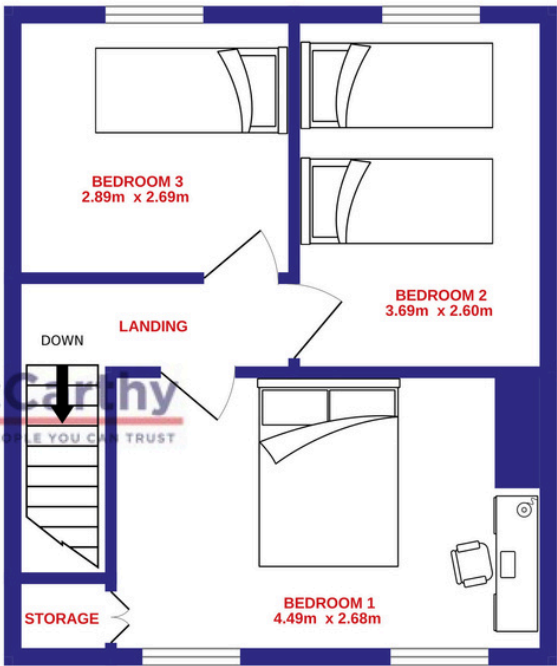


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



The front of the property is fully enclosed with mature hedging. There is a well-manicured garden area which is laid to lawn, and a pathway leads you to the front door.

A secure side gate allows access to the rear.

The rear of the property has a maintenance free patio area, leading on to the exceptionally large west facing rear garden which is fully enclosed. The garden area is laid to lawn, with mature shrubs and plants abound.

| DIRECTIONS

Please see Eircode T12 E8Y1 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

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