

32 Father Dominic Road, Ballyphehane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this superbly presented two bedroom mid terraced bungalow with the benefit of a shared side land for access to the south facing rear garden, all within the highly desirable location of Ballyphehane, Cork city. Externally, the property has been reconfigured recently to suit occupants who may have mobility issues, and features purpose-built ramps and hand rails from the driveway to the front door and within the rear garden. The property has been modified internally with specific non slip flooring in certain areas and a bespoke wet room.

Accommodation consists of reception hallway, an extended open plan kitchen/dining/living area, two bedrooms, and a bathroom. The property offers modern internal finishes with an attractive colour palette and tasteful fixtures and fittings.

AMV: €245,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

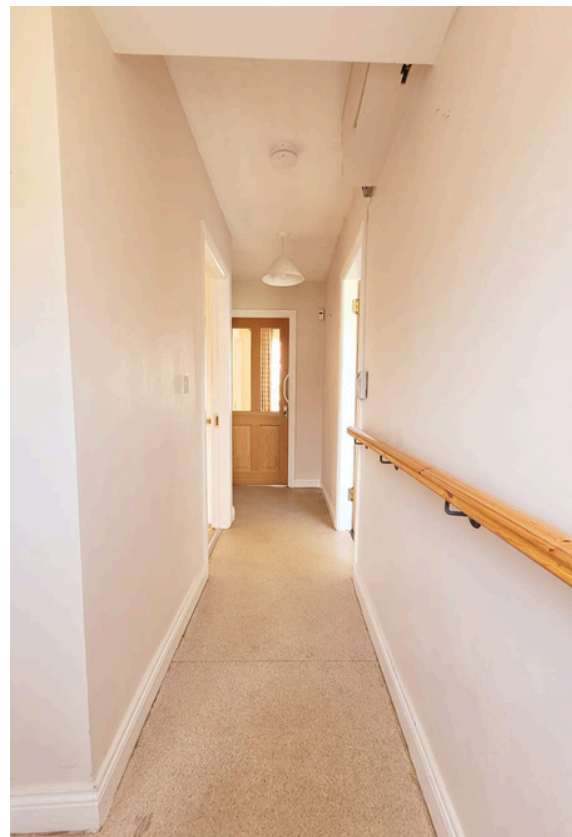
| FEATURES

- Approx. 57.4 Sq. M. / 618 Sq. Ft.
- Built in 1955
- Superb south facing rear garden with enclosed canopies & patio areas ideal for entertaining
- Ideal suited to first time buyers/down sizers
- BER E2 with potential to increase to B2
- Gas fired central heating
- Double glazed windows
- Two spacious bedrooms
- Off street parking for 1-2 cars
- Excellent location close to The Lough, University College Cork, Tramore Valley Park
- All amenities within walking distance including schools, shops, supermarkets, bars, restaurants, dentist, pharmacy, credit union
- Easy access to N40 road network
- On the 203 and 219 bus routes

| RECEPTION HALLWAY

3.44m x 1.27m (11'2" x 4'1")

The bright and welcoming reception hallway has laminate timber flooring, attractive décor, one large radiator, one centre light piece, under stair storage, and one power point.



| OPEN PLAN

KITCHEN/DINING/LIVING AREA

5.81m x 3.75m (19'0" x 12'3")

A superb, dual aspect extended open plan kitchen/dining/living area features modern solid oak fitted units at eye and floor level in an L-shape with extensive worktop counter. The area offers ample dining and living accommodation. There is one window to the rear and one window to the side of the property, and a PVC door with glass panelling allows access to the rear garden. The room has recessed spot lighting and commercial grade non slip vinyl flooring throughout. The kitchen accommodates plumbing for a washing machine and dishwasher, space for an oven, a stainless steel sink and drainer unit, an integrated extractor hood, and space for a fridge freezer. There are thirteen power points, one radiator, and a Stira staircase allows access to the attic. A solid oak door allows access to bedroom 2/living room.



| LIVING ROOM/BEDROOM 2

3.73m x 3.9m (12'2" x 12'7")

This room could serve a multitude of uses as either as a second bedroom, or a separate living area. The room has high quality laminate timber flooring, attractive built-in storage and bookshelves surrounding the fireplace. There is one window to the rear of the property, and a PVC door with glass panelling allows access to the rear garden, one centre light piece, one large radiator, recessed spot lighting, and six power points.



| **BEDROOM 1**

2.75m x 4.22m (9'0" x 13'8")

This large double bedroom has one window to the front of the property, including a roller blind, a curtain rail, and curtains. The room has high quality laminate timber flooring, attractive neutral décor, one centre light piece, one large radiator, six power points, and two telephone points.



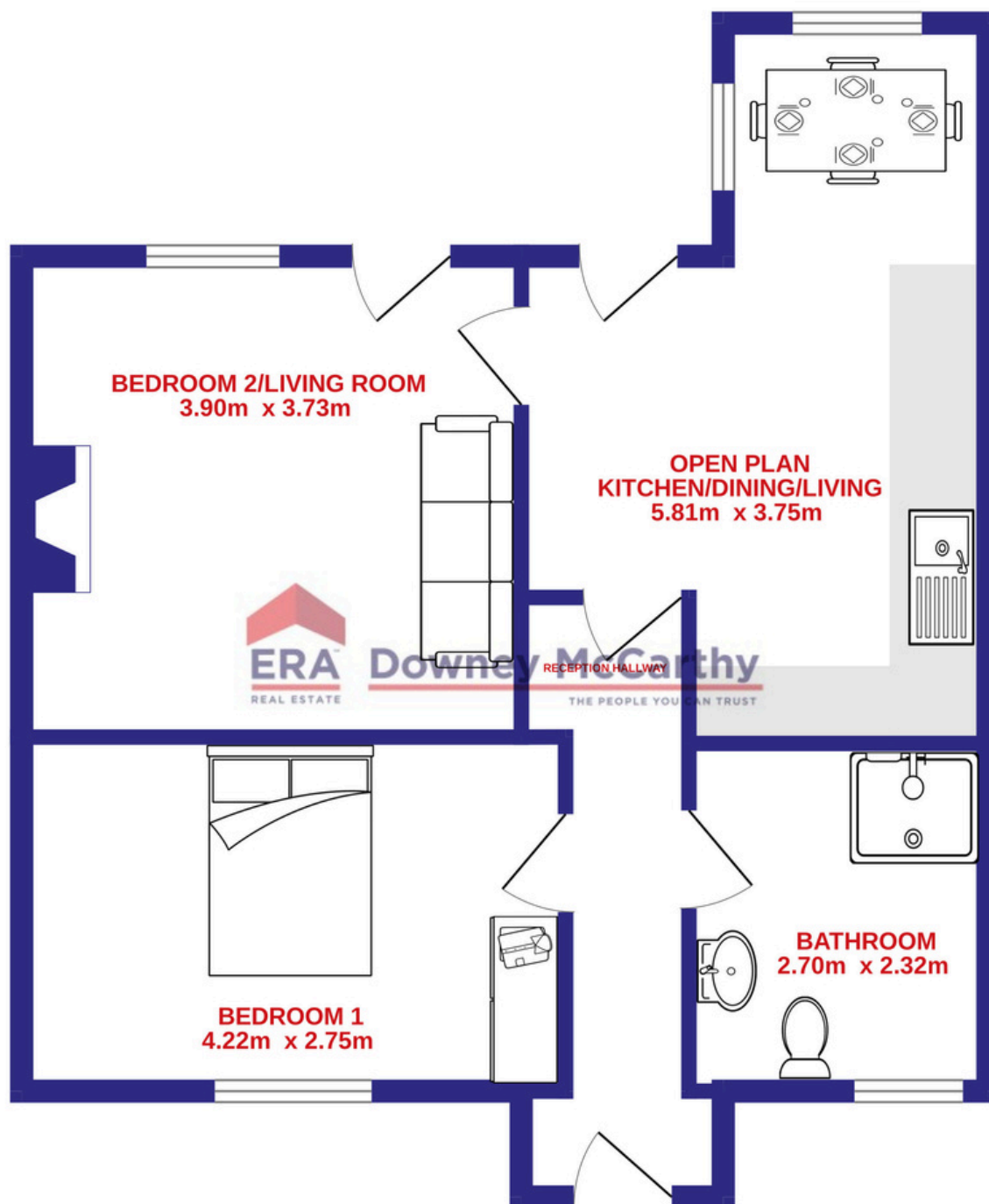
| **BATHROOM**

2.7m x 2.32m (8'8" x 7'6")

This purposely designed mobility wet room incorporates a large corner shower area with a Triton electric shower. The area has non slip vinyl flooring, tiled walls to the shower area and one window to the front of the property. There is one radiator, one centre light piece, one wall-mounted light piece, and one extractor fan.



| FLOOR PLAN



| GARDENS AND EXTERIOR

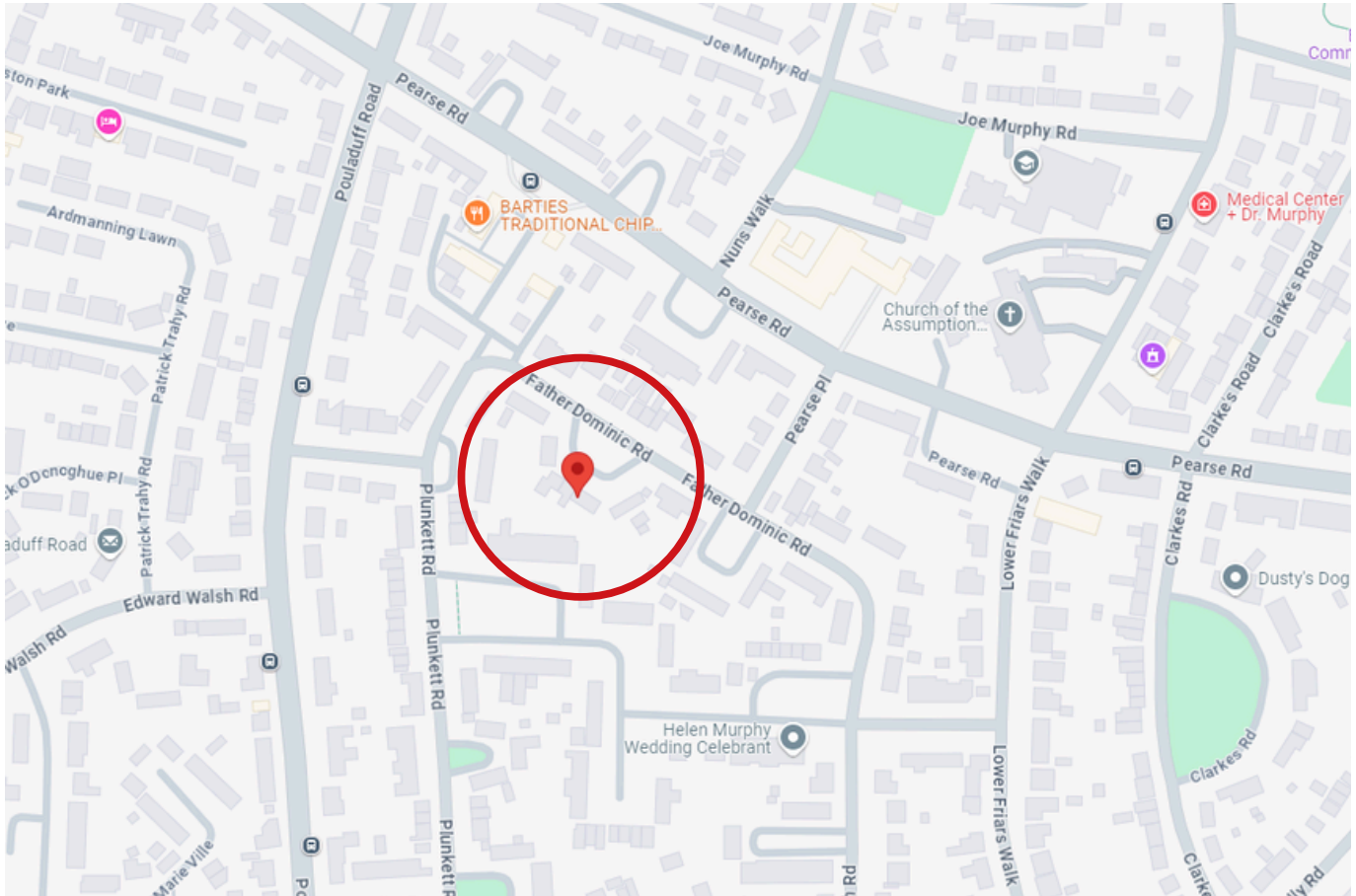


The front of the property offers a concrete driveway accommodating off street parking for 1-2 vehicles. Purpose-built, gently sloped ramps and hand rails have been installed and allow easy access to the front door from the parking area for occupants who may have mobility issues. The front garden has been finished with a generous selection of maintenance free mature shrubs and plants offering a vibrant burst of colour. A shared lane from the front of the property allows access to the rear of the property.

The rear of the property has a superb sun soaked south facing rear aspect and is finished with a selection of maintenance free patio areas, raised flower beds, artificial lawn areas and roofed canopies ideal for outdoor entertaining. The property has been finished with gently sloped ramps allowing easy access from the kitchen/dining/living area and bedroom 2 to the rear garden. There is a generous block built shed suitable for storage or conversion to a home office area.

| DIRECTIONS

Please see Eircode T12 H6C2 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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