

18 Brookvale, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this beautifully presented three bedroom semi-detached property which has been thoughtfully extended and upgraded to create a stylish, spacious and contemporary family home nestled in a quiet cul-de-sac setting in a highly sought after residential address close to all local amenities.

The highlight of the home is the modern architect-designed rear extension, which blends open-plan living with high-end finishes and an abundance of natural light. Perfect for entertaining or family life, the space flows effortlessly into the south facing landscaped tiered rear garden, featuring limestone patios at two levels, ideal for outdoor dining and relaxation. Inside, the property boasts three generously sized bedrooms, alongside a magnificent converted attic all finished with luxurious high end fixtures and fittings and an attractive colour palette.

AMV: €395,000

BER B2

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PSRA No. 002584

| FEATURES

- Spectacular 3 bedroom family home with a modern architect designed rear extension & substantial attic conversion
- BER B2 - Qualifying the property for Green Mortgage Interest Rates
- Approx. 124.52 Sq. M / 1,340 Sq. Ft.
- Modern fitted kitchen & newly refurbished bathrooms
- South facing landscaped tiered rear garden finished with limestone patios
- Gas fired central heating
- New double glazed windows & composite doors
- Sought after residential location close to local amenities including supermarkets, shops, public houses, schools and Cork city centre
- Built in 2001

| RECEPTION HALLWAY

4.45m x 1.83m (14'5" x 6'0")

A palladio composite door with attractive stain glass centre panelling allows access to the main reception hallway. The bright and spacious reception hallway offers attractive decor and high quality laminate timber flooring. There is one centre light piece, one radiator enclosed behind a radiator cover, two power points, two telephone points, and under stair storage. A door allows access to the guest w.c.



| GUEST W.C

The guest w.c features a two piece suite with laminate timber flooring, attractive subway tile splashback, integrated storage space, one centre light piece, and an extractor fan.



| LIVING ROOM

3m x 3.45m (9'8" x 11'3")

A superb living room has a feature bay window to the front of the property, including a Venetian blind, a curtain rail, curtains, and recessed lighting within the pelmet. The room has high quality laminate timber flooring, attractive décor, and a solid fuel stove. There is one centre light piece, one vertical radiator, bespoke built-in storage, six power points, and two television points.



| OPEN PLAN

KITCHEN/DINING/LIVING

8.11m x 5.4m (26'6" x 17'7")

The kitchen features modern fitted units at eye and floor level in an L-shape with extensive worktop counter, and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, microwave, dishwasher, washing machine and bins. The area has laminate timber flooring, recessed spot lighting, one vertical radiator, a feature centre light piece, and an open arch allows access to steps leading down to the superb rear extension which lends itself to a second living space.



This spectacular rear extension is flooding with natural light owing to its mainly glazed rear wall, its strategic corner window and a Velux window. The room which is the heart of the home is finished with laminate timber flooring, recessed spot lighting and a bespoke media wall with an integrated electric fireplace. There are ten power points, and one television point and a sliding door from the room allows access to the rear patio area.



| FIRST FLOOR STAIRS AND LANDING

4m x 1.9m (13'1" x 6'2")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is recessed spot lighting, access to a hot press which is shelved for storage, and two power points.



| BEDROOM 1

3.45m x 3.37m (11'3" x 11'0")

A magnificent double bedroom has one window to the front of the property, including a Venetian blind, a curtain rail and curtains. The room has high quality Sliderobe fitted units from floor to ceiling, an attractive colour palette, and impressive laminate timber flooring. There is one centre light piece, one large radiator, six power points, one television point, and a door allowing access to the en suite bathroom.



| EN SUITE

1.02m x 2.56m (3'3" x 8'3")

The en suite bathroom features a three piece suite including a double corner shower area incorporating a mains operated shower. There is impressive floor and wall tiling, one window to the side of the property, one centre light piece, and a heated towel rail.



| BEDROOM 2

3.44m x 3.37m (11'2" x 11'0")

A large double bedroom has one window to the front of the property, including a Venetian blind, a curtain rail and curtains. The room has impressive built-in units from floor to ceiling, laminate timber flooring, one centre light piece, one large radiator, and four power points.



| BEDROOM 3

2.44m x 2.35m (8'0" x 7'7")

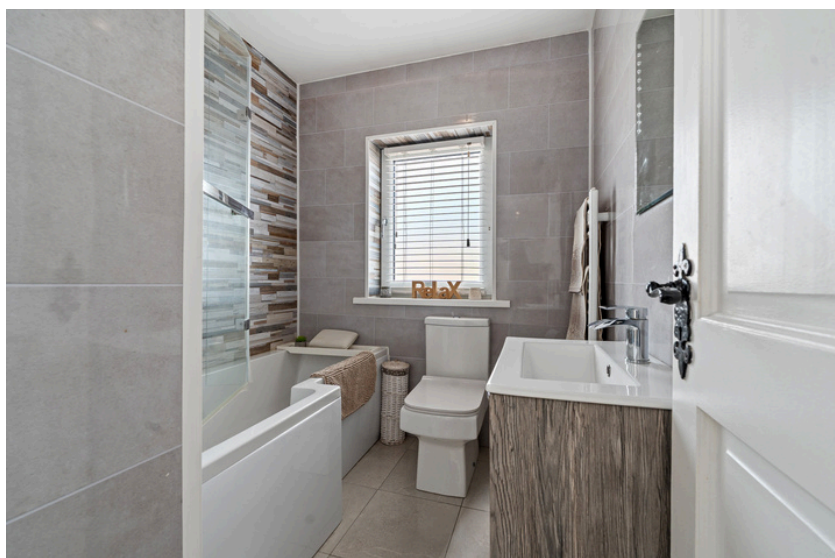
A spacious single bedroom has one window to the rear of the property, including a Venetian blind, a curtain rail and curtains. The room has laminate timber flooring, modern children's décor, one centre light piece, one large radiator, and two power points.



| MAIN BATHROOM

1.62m x 1.9m (5'3" x 6'2")

The spectacular main family bathroom has been recently refurbished and features modern tile flooring, PVC panelled walls, and an impressive P-shaped bath with a mains operated shower overhead. There is one window to the front of the property with a Venetian blind, one centre light piece, a heated towel rail, and integrated storage.



| SECOND FLOOR STAIRS AND LANDING

1.31m x 1.8m (4'2" x 5'9")

A stairs from the first floor landing lead to the second floor landing area which has a Velux window to the rear of the property. There are two power points on the landing, and a door allowing access to the converted attic space.



| ATTIC CONVERSION

4.4m x 4.38m (14'4" x 14'3")

This superb attic conversion features two large Velux windows to the rear, which flood the area with natural light. The room has laminate timber flooring, bespoke Sliderobe fitted units, additional storage space and access to the eaves. There is one radiator, recessed spot lighting, and seven power points.

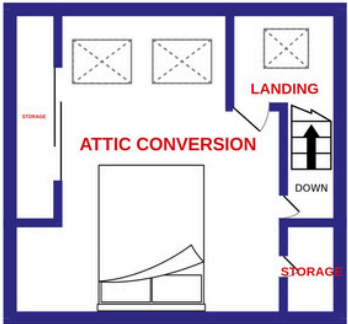
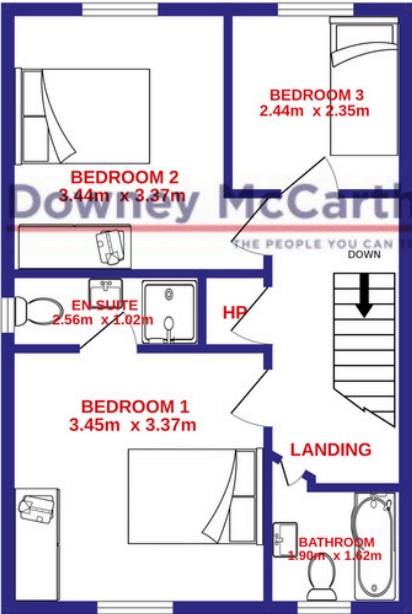
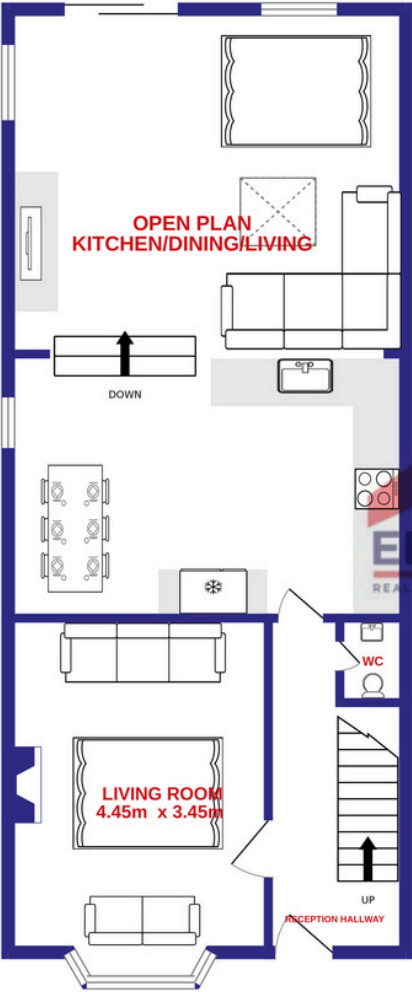


| FLOOR PLAN

GROUND FLOOR

1ST FLOOR

2ND FLOOR



| GARDENS AND EXTERIOR

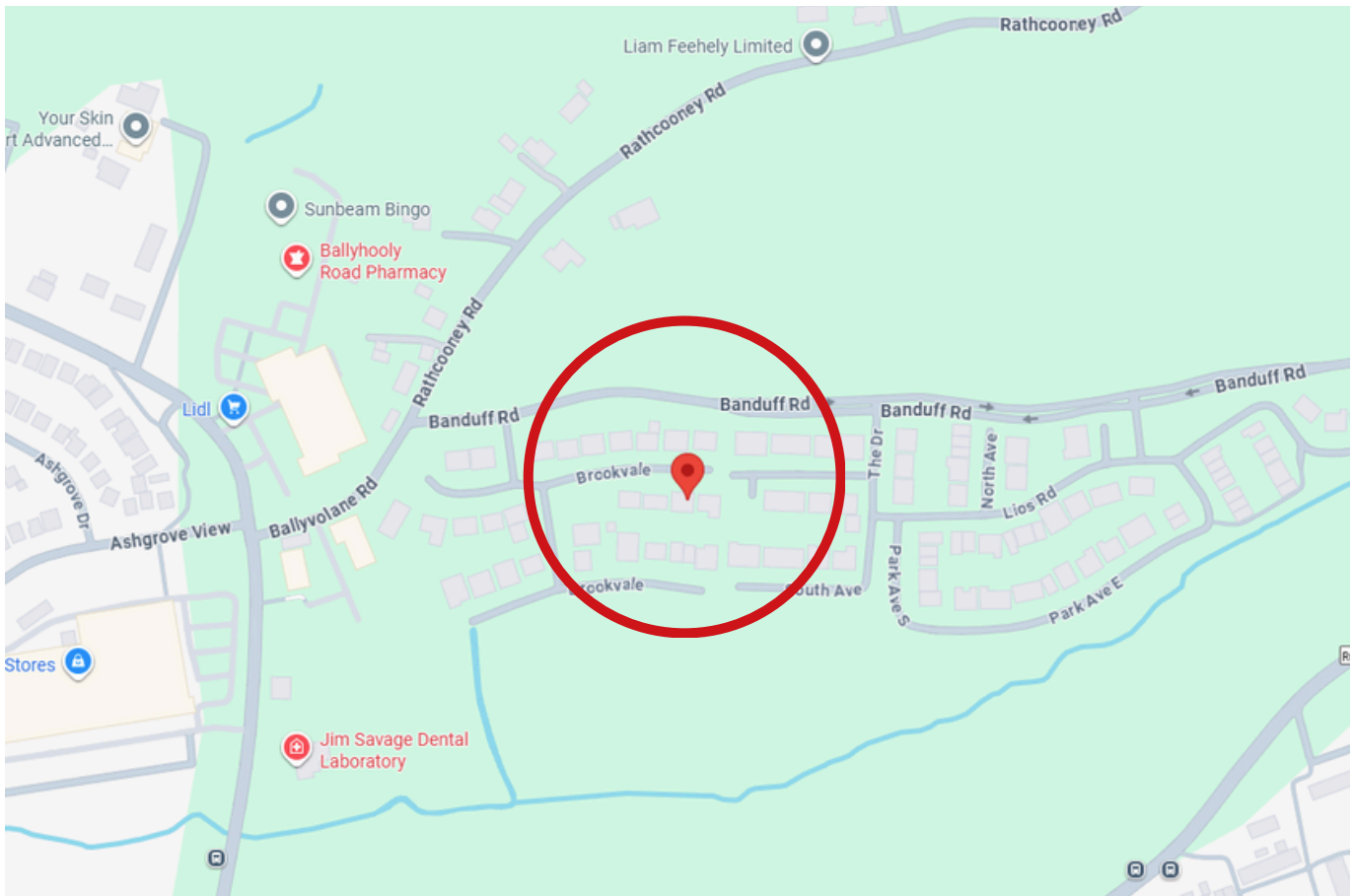


The front of the property is fully enclosed with brick built walls. A cobble lock driveway facilitates off street parking for two cars.

The rear of the property has been newly remodelled and is set across two levels. Steps from the main kitchen/dining/living area allow access to a limestone patio, ideal for summer entertaining, owing to the property's sunny south facing rear aspect. Steps from the raised tier lead to a lower yard area, incorporating a Steeltech shed with plumbing, heating, electric supply, and water supply.

| DIRECTIONS

Please see Eircode T23 CCX2 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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