

16 Avondale Court, Passage West, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb, beautifully maintained and extended, three bedroom semi-detached property, located within walking distance of Passage West and all amenities. The property offers beautiful finishes, spacious bedroom and living accommodation, and a spectacular rear garden with feature pond and a large covered timber decking area.

Ground floor accommodation consists of reception hallway, living room, open plan kitchen/dining area, large pantry, and a superb extension provides a spacious sunroom with access to a covered outdoor deck through French doors. On the first floor the property offers three spacious bedrooms (one currently in use as a dressing room), an en suite bathroom, and the main family bathroom. At second floor level the property offers a spacious converted attic, ideal for home office use or storage.

AMV: €395,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 129.3 Sq. M. / 1,392 Sq. Ft.
- Built in 1998
- Extended to the rear and attic converted in the early 00's
- BER C2
- Attractively presented throughout
- Cleverly designed to make maximum use of space
- Spacious sunroom to the rear
- Three bedrooms – one currently in use as a walk-in wardrobe
- Converted and fully floored attic
- Superb rear garden with feature pond
- Super covered decking area (Poly Carbonate roof on Galvanised Steel Structure)
- Off street parking
- On the 216 and 223 bus route
- Walking distance to Passage West
- Close to all amenities

| RECEPTION HALLWAY

5.68m x 1.87m (18'6" x 6'1")

A solid teak door with frosted glass panelling to either side allows access to the reception hallway. The welcoming reception hallway has attractive neutral décor, high quality tile flooring, one centre light fitting, one radiator, and a built-in press for storage.



| LIVING ROOM

4.15m x 3.65m (13'6" x 11'9")

This superb main living room has one large window to the front of the property, solid maple wood flooring, one centre light fitting, solid fuel stove, and double doors lead you through to the open plan kitchen/dining area.



| OPEN PLAN KITCHEN/DINING ROOM

3.65m x 5.66m (11'9" x 18'5")

The spacious kitchen/dining area has solid fitted units at eye and floor level in an attractive colour scheme with an extensive solid beech wood worktop counter and tile splashback. The kitchen includes an oven/hob/extractor fan, a stainless steel sink, a fridge freezer, and a dishwasher. The room has one radiator, high quality tile flooring, timber flooring in the dining area, two light fittings, and ample storage space. A door allows access to the large pantry, and extending under the stairs, featuring tile flooring, one centre light fitting, and ample shelving for storage.



| SUNROOM

4.52m x 3.24m (14'8" x 10'6")

This beautiful triple aspect room has windows to either side, and glass double doors to the rear, flooding the area with extensive natural light. The room has solid maple wood flooring, ample space, one large radiator, one centre light fitting, and attractive neutral décor.



| FIRST FLOOR STAIRS AND LANDING

3.73m x 2.1m (12'2" x 6'8")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is access to the hot press which is fully shelved for storage.



| BEDROOM 1

3.67m x 3.16m (12'0" x 10'3")

This large double bedroom has one window overlooking the front of the property, high quality timber flooring, attractive neutral décor, one radiator, one centre light fitting, and a door allows access to the en suite. A second door allows access to bedroom 3, currently used as a dressing room.



| EN SUITE

0.88m x 2.51m (2'8" x 8'2")

The en suite features a three piece suite including a shower cubicle incorporating a Triton T90 SR electric shower, attractive floor and wall tiling, centre light fitting, frosted window to the side, and a radiator.



| BEDROOM 3/DRESSING ROOM

2.56m x 2.35m (8'3" x 7'7")

This room is currently in use as a dressing room but could easily be reinstated as a single bedroom if required. The room has one window to the front of the property, high quality timber flooring, ample storage space, radiator, centre light fitting, and attractive neutral décor.



| BEDROOM 2

3.31m x 3.45m (10'8" x 11'3")

Another large double bedroom that has one window overlooking the rear of the property, timber flooring, radiator, centre light fitting, and attractive neutral décor.



| MAIN BATHROOM

2.84m x 2.1m (9'3" x 6'8")

The main family bathroom features a four piece suite including a shower fitted over the bath. The room has floor and wall tiling, a frosted window to the rear of the property, centre light fitting, radiator, and attractive neutral décor.



| SECOND FLOOR STAIRS AND LANDING

3.93m x 1.99m (12'8" x 6'5")

A staircase leads from the first floor landing to the converted attic. The second floor landing has carpet flooring, access into large storage space in the eaves on both sides, and one Velux window to the rear.

| ATTIC ROOM

3.89m x 3.58m (12'7" x 11'7")

The spacious and fully floored attic has one Velux window to the rear, timber flooring, access to substantial storage space in the eaves on both sides, and has superb potential for use as a home office or study space.

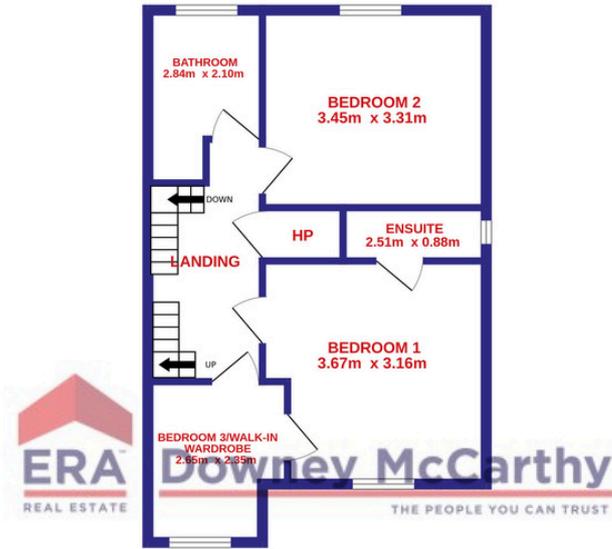


| FLOOR PLAN

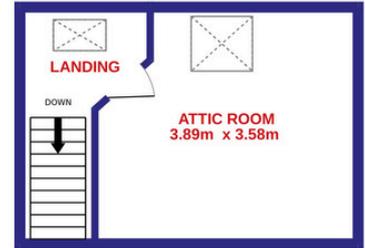
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| GARDENS AND EXTERIOR

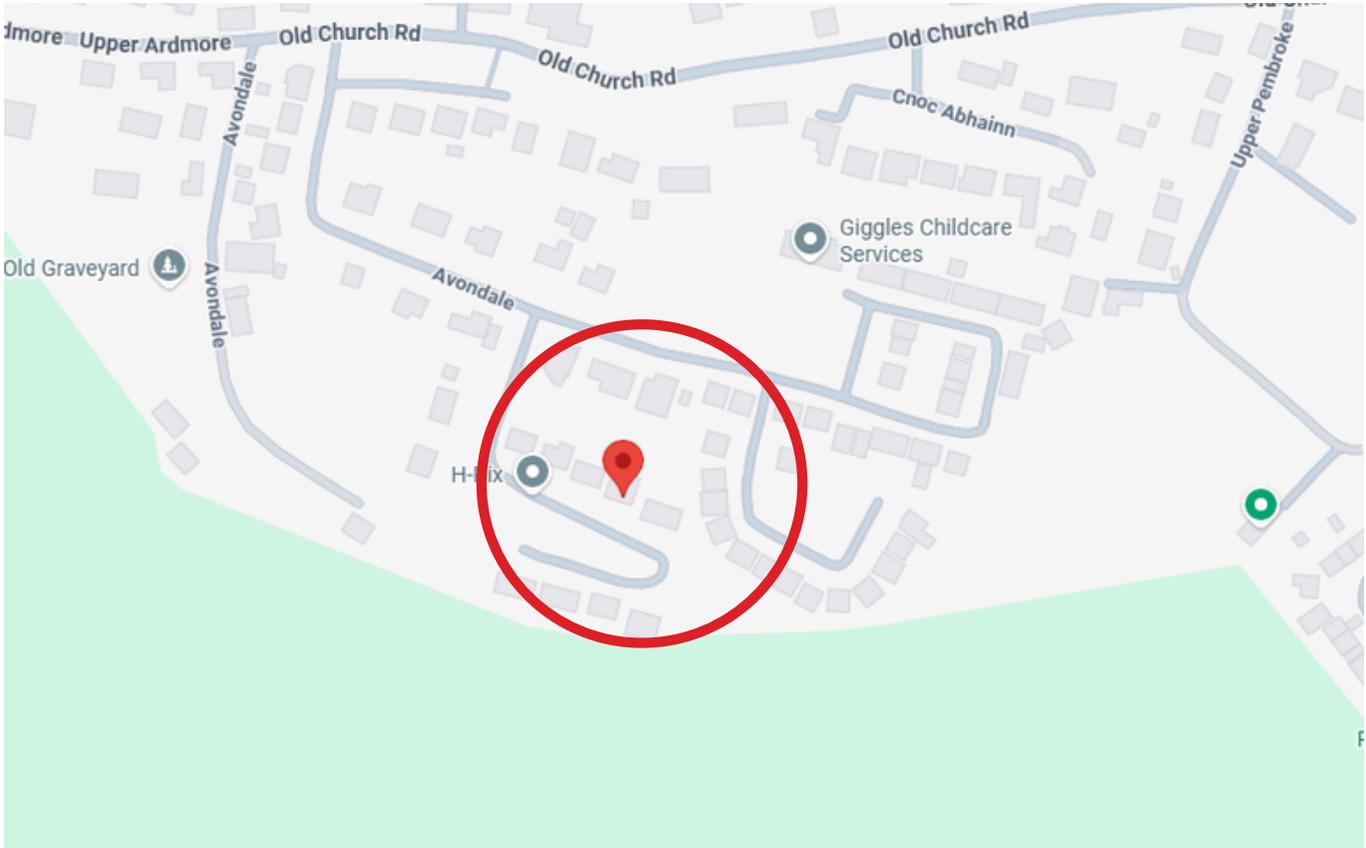


The front of the property has a maintenance free and well-maintained garden area. There is a driveway to accommodate off street parking for two vehicles and a natural stone path leads to the porch.

The rear of the property is fully enclosed with mature shrubs, birch trees, hedge, and timber fencing, and boasts a spectacular, beautifully maintained garden. There is a superb feature pond and a large timber decking area is completed with a stylish covered Poly Carbonate roof and sun screen, providing the perfect setting for outdoor entertaining.

| DIRECTIONS

Please see Eircode T12 WVA0 for directions.



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