

## 44 Killeenreendowney Avenue, Ballyphehane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented two bedroom terraced home, ideally positioned within a quiet cul-de-sac in the highly sought-after residential area of Killeenreendowney Avenue, Ballyphehane. The property boasts a modern interior finish throughout and benefits from a superb south facing rear garden, offering excellent potential for further extension or development, subject to planning permission. This home represents an ideal opportunity for first time buyers or downsizers seeking a property in a mature and convenient residential location.

Accommodation comprises a welcoming reception hallway, family room, living room, and kitchen on the ground floor. Upstairs, there are two spacious double bedrooms and a well appointed main family bathroom.

**AMV: €285,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 73.23 Sq. M. / 788 Sq. Ft.
- Built in 1957
- Magnificent south facing rear garden
- BER E1 with potential to increase to A2
- Shared side lane allowing access to the rear garden
- Gas fired central heating & double glazed PVC windows
- Two spacious double bedrooms
- Superb positioning within a quiet cul-de-sac
- Sought after residential area with easy access to UCC, Turners Cross, The Lough, Wilton
- Close proximity to schools, shops and a number of bus routes
- Ideal first time buy

## | RECEPTION HALLWAY

3.08m x 1.77m (10'1" x 5'8")

A PVC door with attractive stain glass centre and side panelling allows access to the reception hallway. This hallway has walnut laminate timber flooring, one centre light piece, one radiator, and under stair storage.



## | FAMILY ROOM

3.08m x 3.59m (10'1" x 11'7")

The family room has one window to the front of the property, including a roller blind. The room has laminate timber flooring, covings around the ceiling and centre light piece, one radiator and four power points. Double doors with glass panelling allow access to the main living room.



## | LIVING ROOM

3.45m x 3.12m (11'3" x 10'2")

The living room has one window to the rear of the property, walnut laminate timber flooring, an open fireplace, one centre light piece, one radiator, six power points, and one television point.



## | KITCHEN/DINING

3.43m x 2.18m (11'2" x 7'1")

The kitchen features hand-painted units at eye and floor level with a worktop counter and tiled splashback. The area has tile flooring, one radiator, one centre light piece, six power points and plumbing for a washing machine. A PVC door with glass panelling allows access to a south facing rear garden.



## | STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. The landing area has one centre light piece, two power points, and an access hatch to the attic.

## **| BEDROOM 1**

3m x 5.54m (9'8" x 18'1")

A superb double bedroom has two windows to the front of the property, both including curtain rails and curtains. The room has high quality carpet flooring, neutral décor, built-in storage space, one centre light piece, one radiator, and four power points.



## **| BEDROOM 2**

3.49m x 3.11m (11'4" x 10'2")

A large double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one radiator, two power points, and an ornate open fireplace.



## **| BATHROOM**

2.5m x 2.3m (8'2" x 7'5")

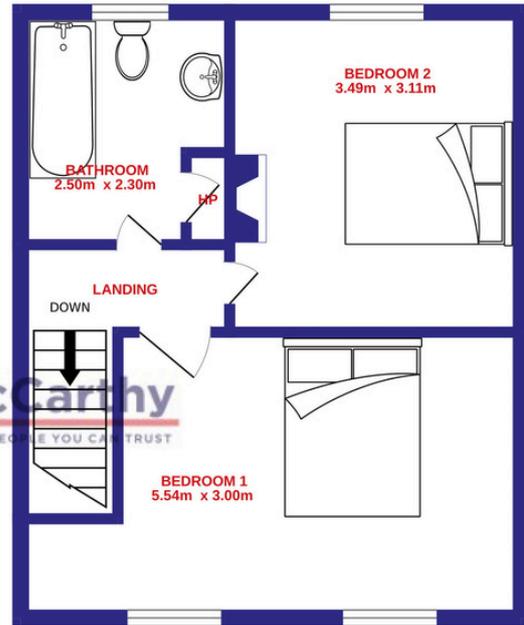
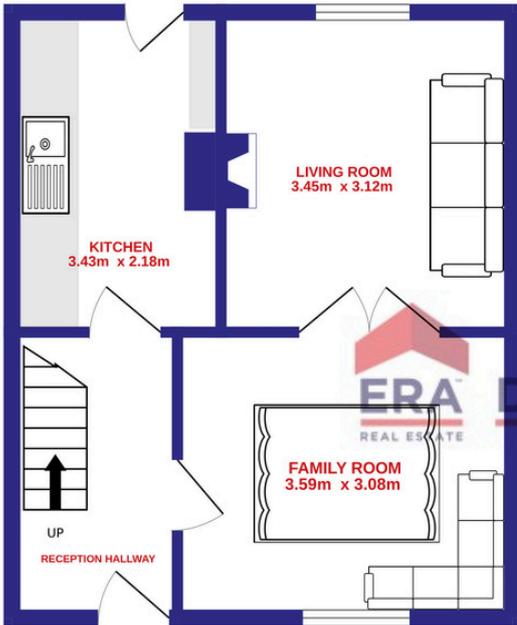
The main family bathroom features a four piece suite including a Mira Elite electric shower fitted over the bath. The room has floor and wall tiling, one window to the rear, one centre light piece, one radiator, and a hot press area which is shelved for storage.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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## | GARDENS AND EXTERIOR

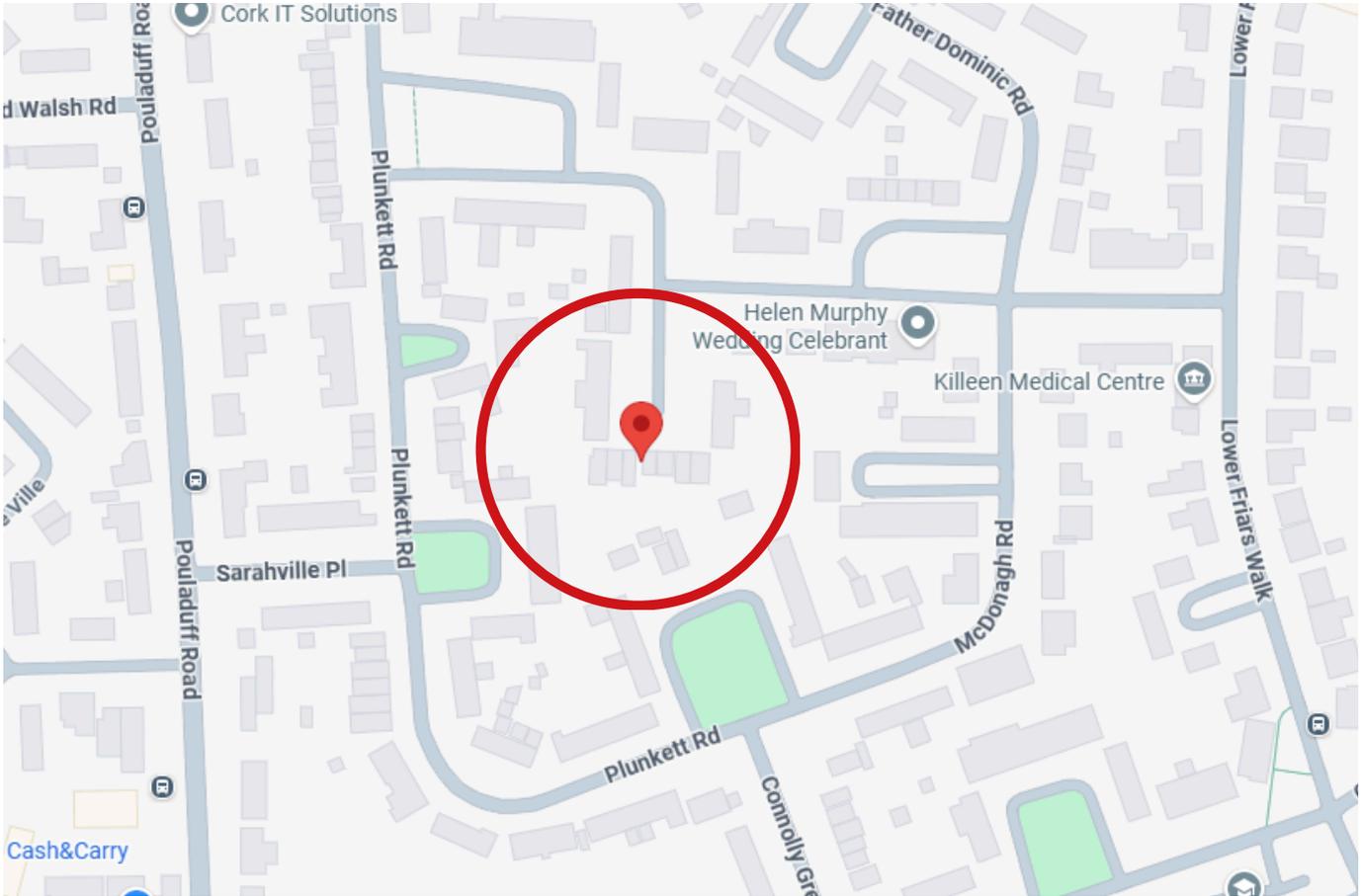


The front of the property is fully enclosed with block built walls and there is a garden area which is laid to lawn with mature shrubs and plants. The property has a shared side lane allowing access to the rear garden.

The rear of the property boasts a superb south facing rear garden. There is a maintenance free gravel area located off the kitchen, a garden laid to lawn, and a block built shed for storage.

## | DIRECTIONS

Please see Eircode T12 K6F2 for directions.



## | ALL ENQUIRIES TO:

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