

## 11 Glencoo Lawn, Boreenmanna Road, Ballinlough, Cork City **BER E2**



ERA Downey McCarthy are delighted to bring to the market this most impressive 3 bedroom semi-detached property located in a much sought after and convenient location in the suburb of Ballinlough.

This property is situated in a private housing estate, only a short walk to all amenities and 20 minutes walk to the city centre.



AMV: €330,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.56m x 2.1m
- Living Room 4.24m x 4.29m

The hallway is bright and spacious. Features include a storage unit with new gas boiler under the stairs, the original flooring, one large radiator, two power points and one light fitting.

The main living room has a feature bay window overlooking the front of the property. Features include an old fashioned tiled fireplace, one light fitting, one large radiator, wooden flooring, four power points and one double power point.



- Family Room 3.83m x 3.54m

The family room has one window overlooking the rear garden. This room also has an old fashioned tiled fireplace, one light fitting, one large radiator and four power points.



- Kitchen 4.27m x 2.88m

The kitchen has wooden units at eye and floor level, an extensive worktop counter and tile splash back. Features include one window overlooking the rear of the property, stainless steel sink, one light fitting, ten power points, one radiator, solid wood floor and an aluminum door with a glass insert leads out to the rear garden.



- Stairs and landing 2.6m x 2.26m

The landing area has one window overlooking the side of the property which provides the area with extensive natural light. The landing area has one centre light fitting, original flooring and access into all rooms can be gained from here.

- Bedroom 1 3.43m x 4.29m

A spacious double bedroom with a feature bay window overlooking the front of the property. Features include one light fitting, wood flooring, one large radiator and four power points.



- Bedroom 2 3.91m x 4.19m

A double bedroom with one window overlooking the rear of the property. Features include an old fashioned tiled fireplace, one light fitting, one large radiator, wooden flooring, four power points and four power points.



- Bedroom 3                      2.41m x 3.02m

A single room with one window overlooking the front of the property. Features includes four power point, wood flooring, one radiator and one light fitting.

- Bathroom                        2.26m x 2.25m

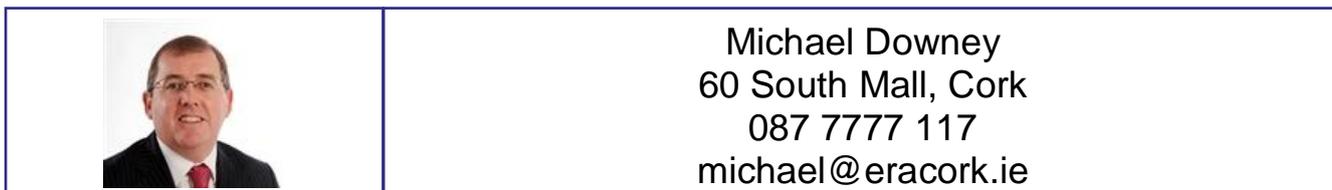
The bathroom has one frosted window overlooking the rear of the property and is fully tiled throughout. Features include a three piece suite with a shower head fitted over the bath and one light fitting.

## Features

- 103 Sq. M / 1,109 Sq. Ft
- BER E2
- Built in 1960
- Feature Bay windows to the front
- Blank canvas in need of renovation
- Natural Gas fired central heating
- PVC Double glazed windows
- Excellent Location
- Immense Potential to extend/modernise
- Original Tiled Fireplaces intact
- Ample Parking
- Walking distance to The Silver Key, Cork Constitution and Pairc Ui Rinn
- Close to all amenities such as Schools, Bakery, Pharmacy and shops etc.

## Directions

Please see Eircode T12 H7YY for directions.



The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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