

1 Pynes Valley, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this modern four bedroom semi detached property, presented in superb condition throughout. The property is situated in the convenient and highly sought after residential location of Pynes Valley, Ballyvolane, with a host of amenities on its doorstep and easy access to Cork city centre, Blackpool, Blarney and the North Ring road network.

This impressive home is sure to attract strong interest from first-time buyers and growing families seeking to trade up to a substantial family residence.

Accommodation on the ground floor comprises a welcoming reception hallway, guest w.c., living room, open-plan kitchen/dining area, sunroom, and utility room. Upstairs, the property offers four spacious bedrooms, including a main bedroom with en suite bathroom, together with the main family bathroom.

AMV: €385,000

BER C1

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PSRA No. 002584

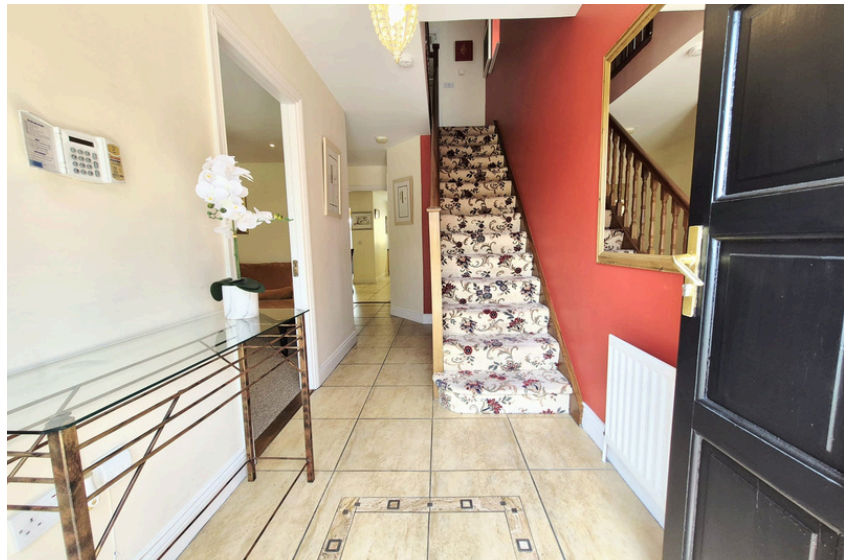
| FEATURES

- Approx. 122 Sq. M / 1,313 Sq. Ft.
- Built approx. 2003
- BER C1 with potential to increase to B1
- Gas fired central heating
- Four spacious bedrooms
- Attractive décor and colour scheme throughout
- Superb maintenance free rear garden
- Sought after residential location
- Ample off street parking

| RECEPTION HALLWAY

5.78m x 1.79m (18'9" x 5'8")

The welcoming reception hallway has attractive decor and modern tile flooring. There is one centre light piece, one radiator, an alarm control point, under stairs storage and two power points.



| GUEST W.C

1.47m x 1.46m (4'8" x 4'7")

The guest w.c features a two piece suite which offers attractive neutral tiling throughout with contrasting border tiling. There is one window to the side of the property, and one centre light piece.



| LIVING ROOM

6.11m x 3.57m (20'0" x 11'7")

A superb main living room has a feature bay window overlooking the front of the property, including a curtain rail and curtains. The room has high quality carpet flooring, attractive neutral décor and a superb open fireplace. There is one centre light piece, recessed spot lighting, two wall-mounted lights pieces, one radiator, one television point, and six power points.



| OPEN PLAN KITCHEN/DINING

5.65m x 5.47m (18'5" x 17'9")

The spacious open-plan kitchen/dining area is flooded with natural light and is finished with an attractive neutral colour palette, recessed spot lighting and tiled flooring throughout.

The kitchen is fitted with modern eye and floor level units in an attractive Prague Ivory colour scheme, complemented by extensive worktop space and an impressive tiled splashback. Appliances include an integrated oven, hob and extractor fan, dishwasher, and fridge/freezer, together with a stainless steel sink and draining board. Additional features include a built-in wine rack, ample storage drawers, one centre light fitting, recessed spot lighting, and six power points.

The dining area offers ample space for entertaining and everyday family living and features one large radiator, one television point, and four power points. An open archway from the dining area provides access to the superb rear sunroom.



| SUNROOM/CONSERVATORY

2.57m x 2.44m (8'4" x 8'0")

This versatile space which offers an extra dimension of family living accommodation to the property has tile flooring, one centre light piece, one radiator, two power points, and one television point. A door from the room allows direct access to the rear garden and two accompanying windows allow excellent natural light to flow into the space.



| UTILITY ROOM

1.68m x 1.48m (5'5" x 4'8")

Adjacent to the kitchen is the utility room, which features a worktop counter, with plumbing and space for a washing machine and dryer underneath. The gas boiler is located here along with one window overlooking the side of the property. There is one centre light piece and one smoke/carbon monoxide alarm.



| STAIRS AND LANDING

4.98m x 2.74m (16'3" x 8'9")

The stairs and landing are fitted with carpet flooring throughout. The landing area has one window overlooking the side of the property, one centre light piece, and access to the hot press which is shelved for storage.



| **BEDROOM 1**

4.65m x 3.1m (15'2" x 10'1")

A spacious double bedroom has a feature bay window with curtain rail and curtains overlooking the front of the property. The room has carpet flooring, an extensive array of built-in wardrobe units, one radiator, one television point, six power points and one centre light piece. A door from the room allows access to the en suite bathroom.



| **EN SUITE**

0.86m x 2.6m (2'8" x 8'5")

The en suite bathroom features a three piece suite with attractive floor and wall tiling. There is one centre light piece, an extractor fan and built-in storage cabinet with an integrated mirror.



| **BEDROOM 2**

3.69m x 2.63m (12'1" x 8'6")

A spacious double bedroom has one window to the rear of the property with a curtain rail and curtains. There is carpet flooring, attractive décor, impressive built-in wardrobes, one radiator, one centre light piece, one television point and two power points.



| **BEDROOM 3**

3.7m x 2.61m (12'1" x 8'5")

This double bedroom has one window to the rear of the property with a curtain rail and curtains. There is carpet flooring, attractive décor, one radiator, one centre light piece, and two power points.



| **BEDROOM 4**

2.66m x 2.21m (8'7" x 7'2")

This generous sized single bedroom has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring, attractive décor, built-in wardrobes, one radiator, one centre light piece, one television point and two power points.



| **BATHROOM**

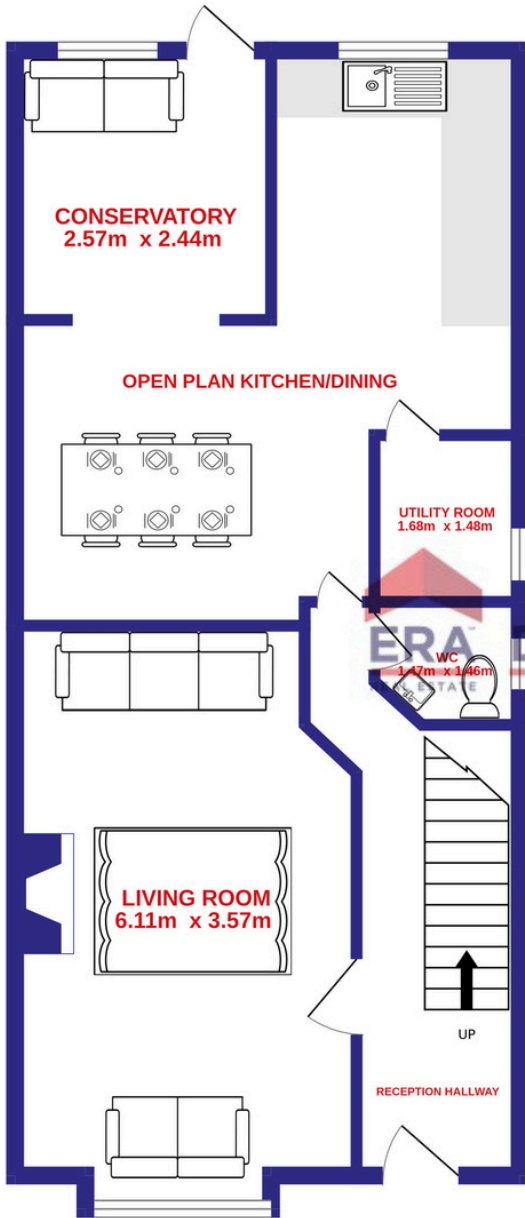
2.19m x 1.68m (7'1" x 5'5")

The family bathroom is fitted with a three piece suite and has attractive tiling throughout. There is one radiator, an access hatch to the attic, one centre light piece, and one window overlooking the side of the property.

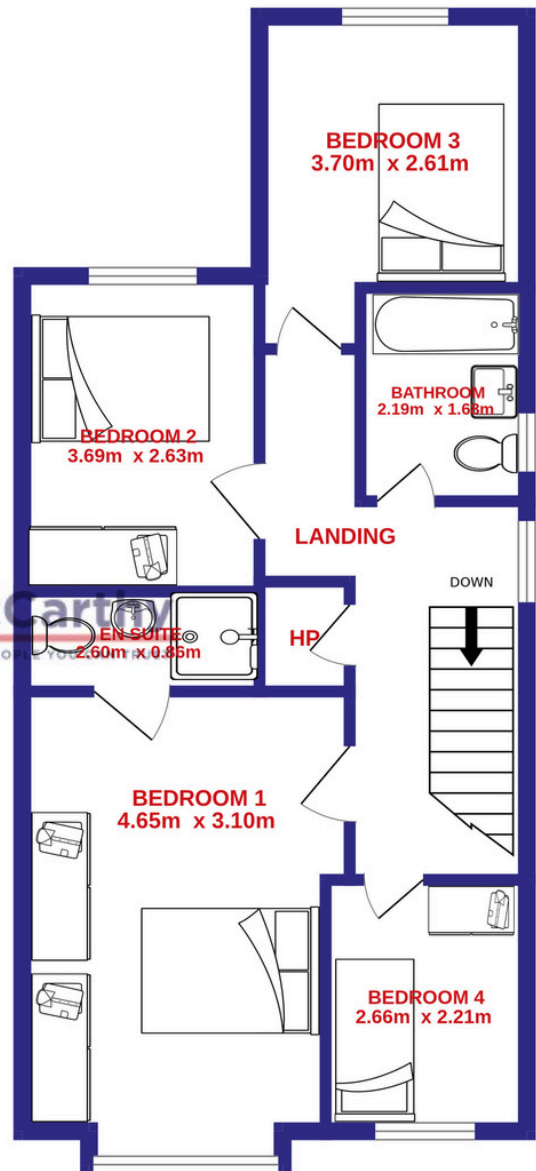


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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| GARDENS AND EXTERIOR

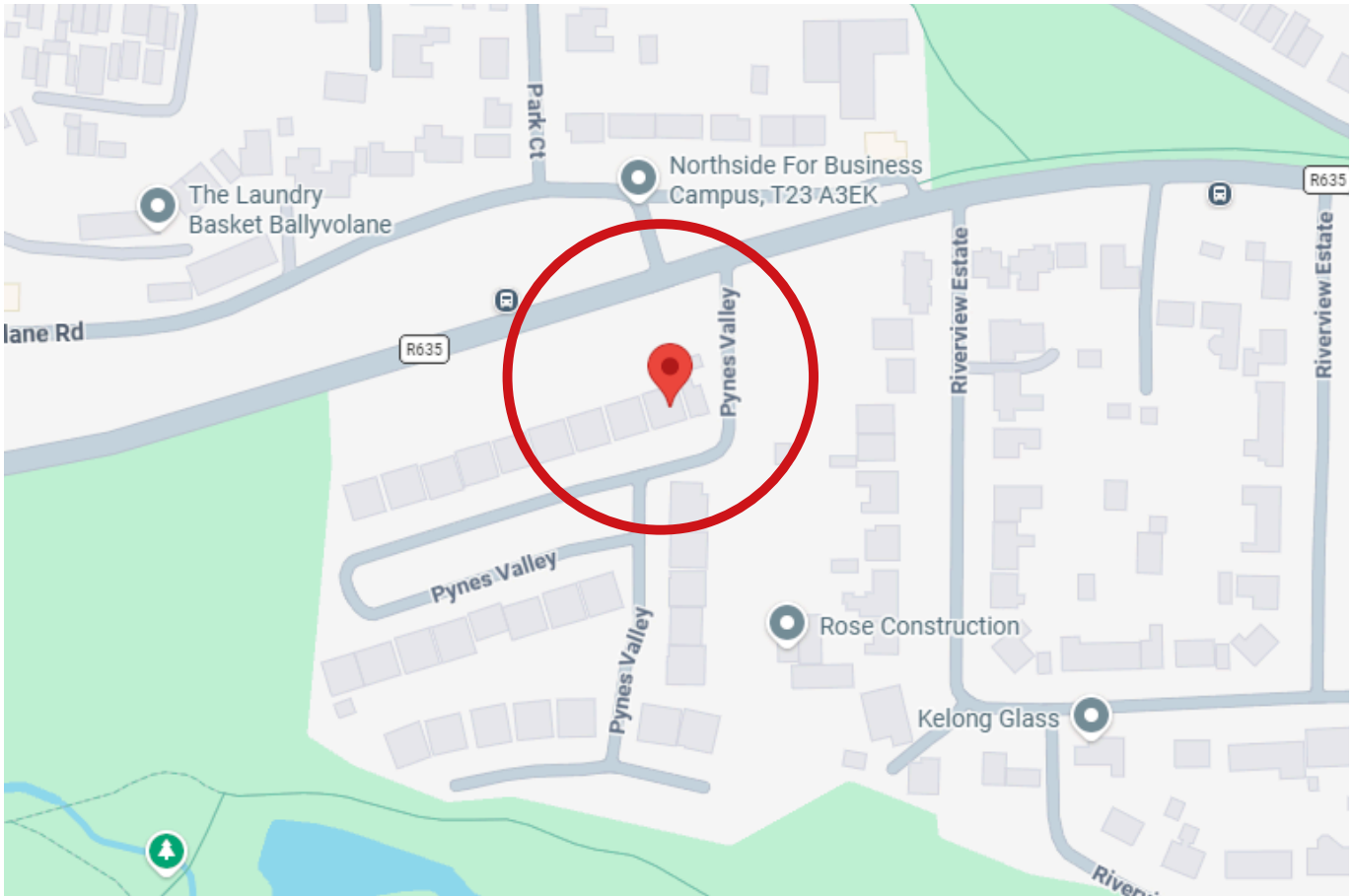


The front of the property is fully enclosed with brick walls and offers an impressive cobble lock driveway which can accommodate off street parking for two cars. The property itself features an attractive façade of red brick and smooth plaster finish. A secure side gate allows access to the properties private rear garden.

The rear of the property is maintenance free and boasts a gravel and paved area, ideal for outdoor entertaining. The area is fully enclosed with block built walls and fencing. There is a Barna shed included as part of the sale, which is ideal for storage and has electricity, two power points, and one centre light piece.

| DIRECTIONS

Please see Eircode T23 KF96 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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