

## 4 Na Fuinseoga, Ballyvolane, Cork



Garry O'Donnell & Joe Healy of ERA Downey McCarthy Auctioneers are pleased to present to the market this superbly maintained three-bedroom mid-terrace home. Ideally situated just off the R635 North Ring Road, the property enjoys excellent connectivity and is within close proximity to Blackpool Shopping & Retail Centres and Ballyvolane Shopping Centre. Cork city centre and all local amenities are easily accessible from the property, while the area is set to benefit further from a proposed new commuter train station scheduled to open in 2028.

Presented in turnkey condition, this home boasts a range of stylish, modern finishes throughout, along with a spacious and private rear garden perfect for relaxing or entertaining.

The accommodation is well laid out and comprises a welcoming reception hallway, a bright living room, a contemporary kitchen/dining area, a separate utility room, and a guest w.c. on the ground floor. Upstairs, there are three generously sized bedrooms and a well-appointed family bathroom.

**AMV: €285,000**

**BER C1**

**60 South Mall, Cork.**

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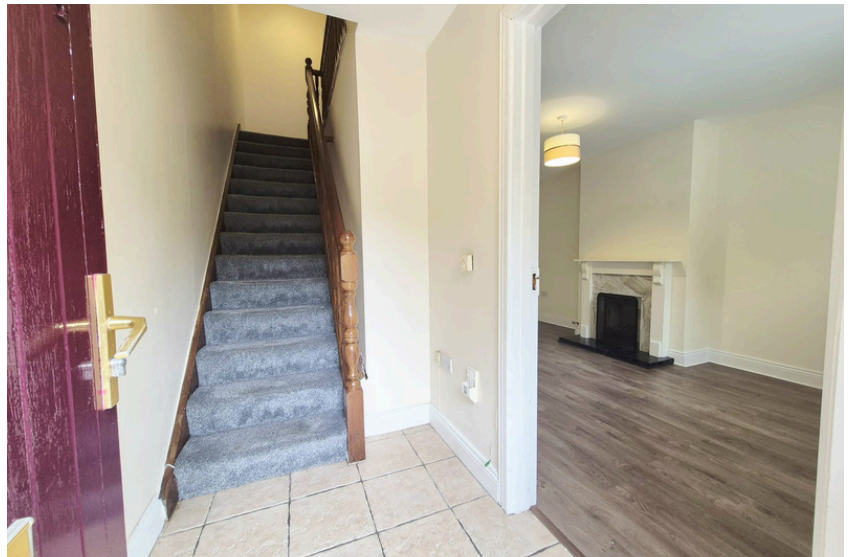
PSRA No. 002584

## | FEATURES

- Approx. 82 Sq. M. / 883 Sq. Ft.
- Built in 2006
- BER C1 with potential to increase to A2
- Gas fired central heating & double glazed windows
- Turnkey condition
- Three spacious bedrooms
- Generous sized rear garden
- Walking distance to Blackpool Shopping & Retail Centres, local parks, supermarkets, bars, and restaurants
- Easy access to N20 & North Ring Road Network
- 5 minutes' drive to Cork city centre
- Located on the 207 bus route

## | RECEPTION HALLWAY

A teak door with glass centre panelling allows access to the main reception hallway. The reception hallway has tile flooring, one centre light piece, two power points, one thermostat control for the heating, and one smoke alarm. A door from the reception hallway allows access to the main living room.



## | LIVING ROOM

4.78m x 3.06m (15'6" x 10'0")

A superb main living room has one window to the front of the property, including a curtain rail, curtains, and Venetian blind. The room has high quality décor with attractive laminate timber flooring, a fireplace with gas insert. There is one centre light piece, one large radiator, six power points, one television point, and access to spacious walk-in under stair storage. Double doors to the rear of the room allow access to an open plan kitchen/dining area.



## | KITCHEN/DINING

3.41m x 4.65m (11'1" x 15'2")

The kitchen/dining area 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 extractor fan, plumbing for a washing machine, space for an oven, and a fridge freezer. The room offers extensive dining space, one large radiator, ten power points, one telephone point, vinyl flooring throughout and one window to the rear of the property with a roller blind. A door from the room allows access to the utility room.



## | UTILITY ROOM

The utility room features tile flooring, built-in storage units from floor to ceiling, and worktop counter space. The room has plumbing for a washing machine, space for a dryer, four power points and a PVC door with glass panelling allows access to the rear garden. A door off the utility room allows access to the guest w.c.



## | GUEST W.C.

The guest w.c. features a two piece suite with tile flooring, one window to the rear of the property, one centre light piece, one radiator, and wall-mounted shelving.



## | STAIRS AND LANDING

The stairs and landing are fitted with new high quality carpet flooring. The landing area has one centre light piece, an access hatch to the attic, a sky tube allowing natural light onto the landing, and a hot press which is shelved for storage.

## | BEDROOM 1

3.2m x 2.4m (10'4" x 7'8")

A large double bedroom has one window to the front of the property, including a curtain rail and curtains. The room has high quality carpet flooring, built-in units from floor to ceiling, one centre light piece, one large radiator, six power points, and one telephone point.



## | **BEDROOM 2**

4.01m x 2.4m (13'1" x 7'8")

A spacious double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has high quality carpet flooring, built-in units from floor to ceiling, one centre light piece, one large radiator, and four power points.



## | **BEDROOM 3**

2.56m x 2.11m (8'3" x 6'9")

This spacious single bedroom has one window to the rear of the property, including a curtain rail and curtains. The room has high quality carpet flooring, attractive décor, one centre light piece, one large radiator, and two power points.



## | **MAIN BATHROOM**

1.77m x 2.1m (5'8" x 6'8")

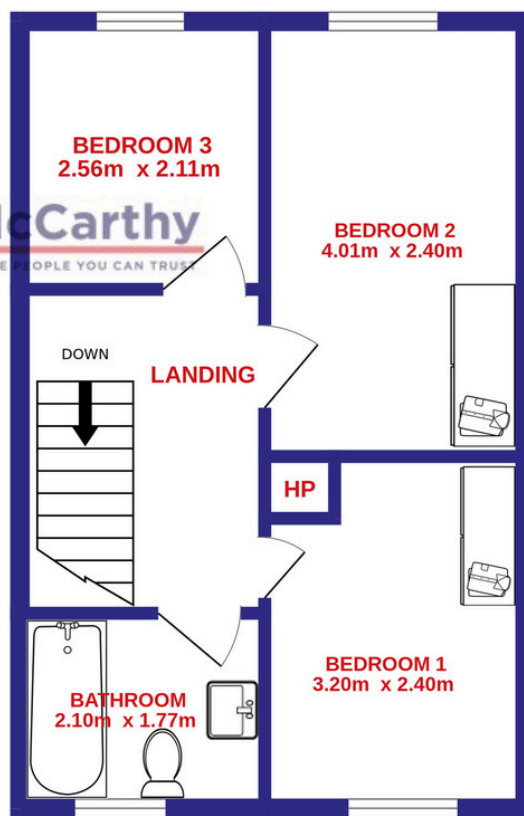
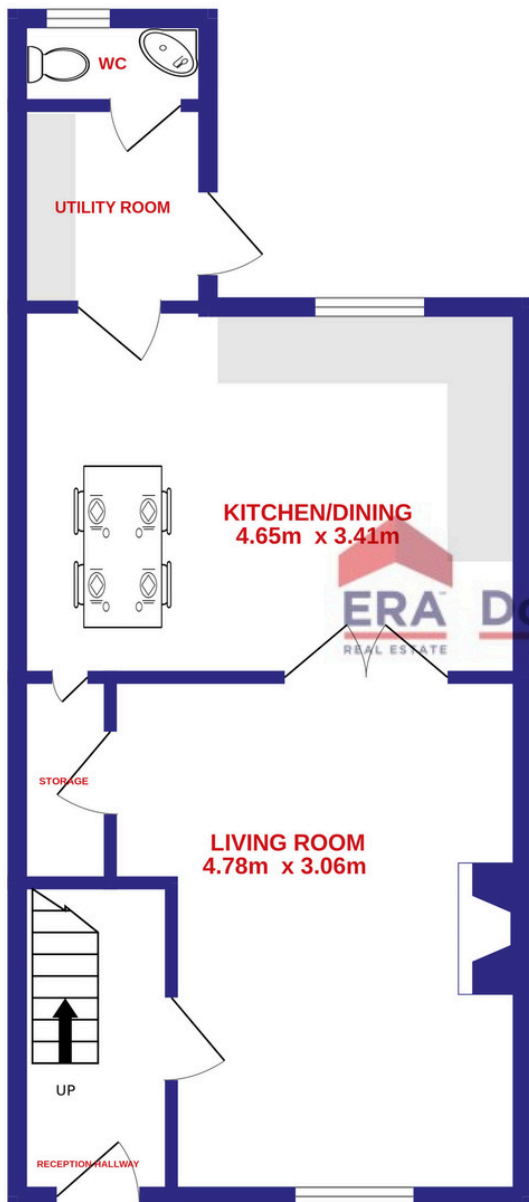
The main family bathroom features a three piece suite including a Triton Shannon electric shower fitted over the bath. The room has impressive floor and wall tiling, one window to the front of the property, one centre light piece, one extractor fan, and one radiator.



# | FLOOR PLAN

GROUND FLOOR

1ST FLOOR



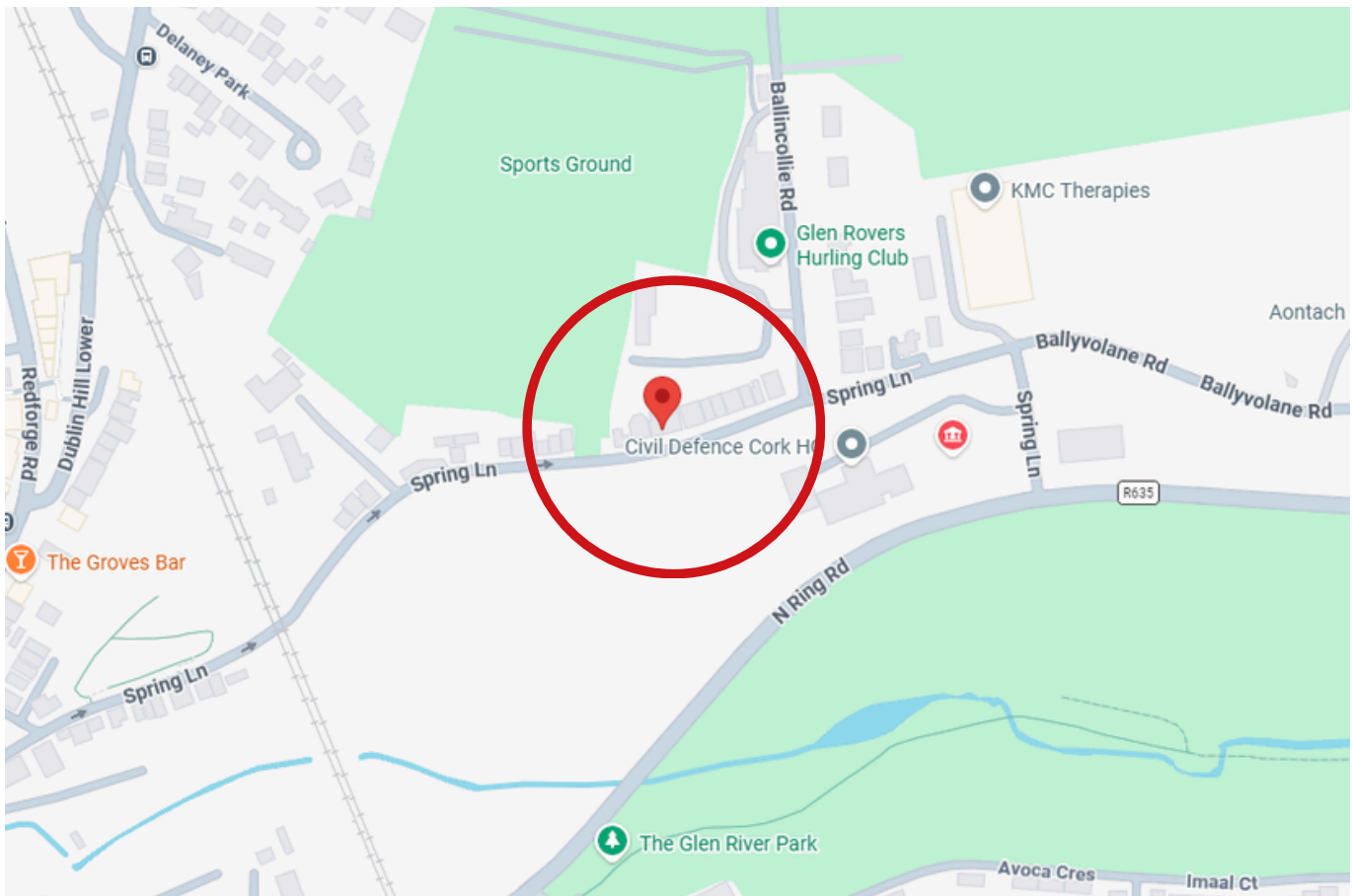
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## | GARDENS AND EXTERIOR



## | DIRECTIONS

Please see Eircode T23 CY8X for directions.



## | ALL ENQUIRIES TO:



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