

6 Beechwood Park, Ballinlough, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly located three bedroom semi-detached home in the highly sought after area of Ballinlough, Cork. This attractive property offers a rare opportunity for purchasers to acquire a home with exceptional potential in a mature and convenient residential setting. A standout feature of the property is its magnificent south/south-west facing rear garden, extending to approximately 90 ft in length. Flooded with natural sunlight throughout the day, this impressive outdoor space provides excellent scope for future extension or redevelopment, subject to planning permission, allowing the new owners to design and create their dream family home.

The well proportioned accommodation briefly comprises a welcoming reception hallway, living room, family room, dining room, and kitchen on the ground floor. Upstairs, the property offers three generous sized bedrooms and a family bathroom.

AMV: €550,000



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PSRA No. 002584

| FEATURES

- Spectacular west rear garden of approx. 90 ft in length
- Obvious future development potential subject to FPP
- Underpinned & certified in 2008
- May be considered for Vacant House & Deep Retrofit Grants subject to successful application
- Approx. 101 Sq. M. / 1087 Sq. Ft.
- Built in 1953
- BER G with potential to increase to B1
- Three spacious bedrooms
- Highly desirable residential address
- 30 minutes walk to Cork city centre / 5 minutes drive to Docklands & Marina Greenway
- Close to a host of amenities including St. Anthony's & Scoil Bhríde Eglantine primary schools, medical centre, supermarkets, shops, restaurants, bars
- Located on the 215 bus route
- Off street parking

| PORCH

0.56m x 2.12m (1'8" x 6'9")

A sliding door allows access to a porch area which has terrazzo flooring. A teak door with glass panelling allows access to the main reception hallway from the porch.



| RECEPTION HALLWAY

4.56m x 2.12m (14'9" x 6'9")

The reception hallway has one centre light piece, one large radiator, carpet flooring, two power points, two telephone points.



| GUEST W.C

1.47m x 0.75m (4'8" x 2'4")

The guest w.c features a two piece suite with vinyl flooring. There is one centre light piece, one extractor fan, and a heated towel rail.



| LIVING ROOM

3.52m x 4.2m (11'5" x 13'7")

A superb main living room has a feature bay window to the front of the property, including a net blind, a curtain rail, and curtains. The room has carpet flooring, an open fireplace with display cabinets to either side, one centre light piece, one large radiator, four power points, and one television point.



| FAMILY ROOM

3.87m x 3.84m (12'6" x 12'5")

A superb second living area has one window overlooking the rear garden and is flooded with natural light. The room has carpet flooring, an open fireplace with display cabinets to either side, a decorative picture rail, one centre light piece, one radiator, one television point, and six power points.



| DINING ROOM

2.27m x 2.58m (7'4" x 8'4")

The dining area has vinyl flooring, one window to the side of the property, one centre light piece, one radiator, and storage units at eye level. An open arch allows access to the kitchen.



| KITCHEN

2.22m x 1.37m (7'2" x 4'4")

The kitchen features fitted units at eye level, one window to the side of the property, one centre light piece, two power points, and an aluminium door with glass panelling allows access to the rear.



| STAIRS AND LANDING

2.62m x 2.29m (8'5" x 7'5")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one power point, and one window to the side.



| **BEDROOM 1**

3.54m x 4.2m (11'6" x 13'7")

A spacious double bedroom has a feature bay window to the front of the property, and includes a net blind, a curtain rail, and curtains. The room has carpet flooring, an ornate open fireplace, one centre light piece, one radiator, one telephone point, and six power points.



| **BEDROOM 2**

3.92m x 4.2m (12'8" x 13'7")

A large double bedroom has one window to the rear of the property, including a net blind, a curtain rail, and curtains. The room has carpet flooring, an ornate fireplace, a decorative picture rail, one centre light piece, one radiator, and four power points.



| **BEDROOM 3**

2.43m x 3.08m (7'9" x 10'1")

A generous sized single bedroom has one window to the front of the property. There is carpet flooring, one centre light piece, a decorative picture rail, one radiator, and two power points.



| BATHROOM

2.29m x 2.29m (7'5" x 7'5")

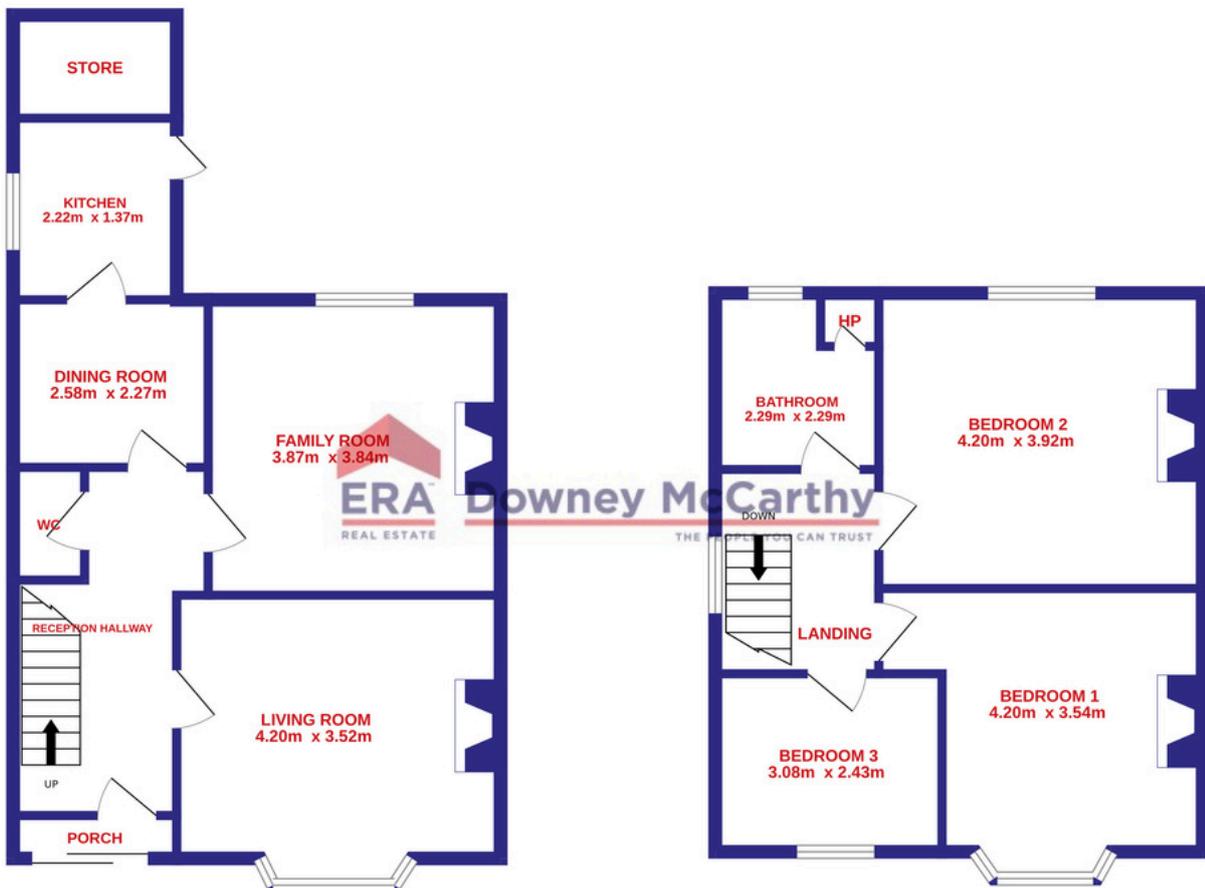
The family bathroom features a four piece suite including a shower fitted over the bath. The room has carpet flooring, wallpapered walls, one window to the rear, one radiator, one centre light piece, and access to the hot press which is shelved for storage.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

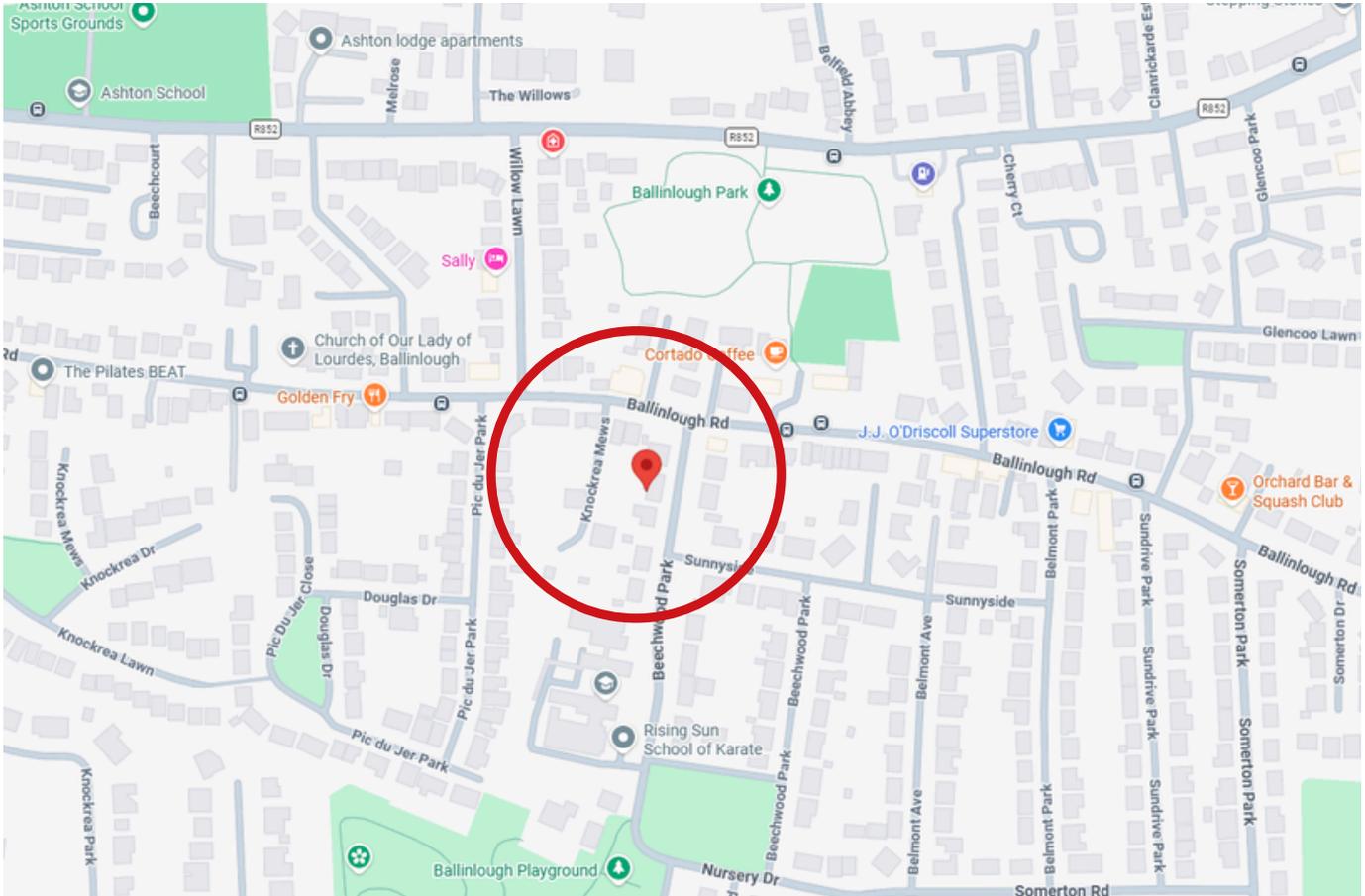


The front of the property is fully enclosed with block built walls, and the driveway will accommodate off street parking for four cars. The front garden is laid to lawn.

The rear of the property boasts a spectacular rear garden of approx. 90ft in length which benefits from a south/south-west facing aspect. This superb private garden is fully enclosed and laid to lawn with mature shrubs and plants throughout.

| DIRECTIONS

Please see Eircode T12 C3X9 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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