ERA REAL ESTATE

Downey McCarthy

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19 Hillview Estate, Tramore Road, Ballyphehane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this beautifully maintained and excellently presented modern three bedroom townhouse in the sought after and quiet mature location of Hillview Estate, Ballyphehane. The property is located within walking distance of a host of amenities including The Lough, Virgin Media Park, and Cork city centre itself. The property benefits from its positioning close to he the South Link and South Ring road networks allowing easy connectivity to the city centre and the surrounding suburb while the area is well serviced by a number of regular bus routes.

Accommodation briefly consists of a reception hallway, a large living room, kitchen/dining area and shower room on the ground floor, while upstairs the property boasts three spacious bedrooms.

AMV: €320,000

BER D

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 86.83 Sq. M. / 935 Sq. Ft.
- Built in 1975
- BER D
- Gas fired central heating & double glazed windows
- Immaculately presented throughout
- Modern fitted kitchen & bathroom suite
- Three spacious bedrooms
- Enclosed rear garden with block built shed
- Ample off street parking
- Mature sought after location fronting onto a large green area
- Close to all amenities including Bon Secours Hospital, University College Cork, The Lough, Cork city centre

| RECEPTION HALLWAY

6.37m x 1.4m (20'8" x 4'5")



A composite door with attractive stain glass centre and side panelling allows access to the main reception hallway. The hallway has a mix of tile and semi-solid timber flooring and is impressively decorated with an attractive neutral colour scheme. The area has one large radiator, four power points, one telephone point, and one centre light piece. A solid oak door with attractive stain glass panelling allows access to the main living room.

| LIVING ROOM

5.36m x 3.85m (17'5" x 12'6")



A superb extended main living room has a window to the front of the property including a roller blind, a curtain rail and curtains. The room has high quality décor with an attractive colour palette, carpet flooring and two feature light pieces. There are two radiators with one cleverly disguised behind a radiator cover, a marble fireplace with granite hearth and gas insert, eight power points, and two television points.

| KITCHEN/DINING

3.81m x 3m (12'5" x 9'8")



The kitchen/dining area features modern fitted units at eye and floor level in an L-shape with extensive worktop counter space and a tile splashback. The room has attractive tile flooring, one window to the rear of the property with roller blind and a PVC door with glass panelling allowing access to the rear garden. The kitchen includes an integrated fridge freezer, washing machine, oven/hob and extractor fan and a double stainless steel sink and drainer unit,. The area has a hot press which is shelved for storage, one centre light piece, one radiator, ample dining space, and ten power points.

| SHOWER ROOM

1.87m x 1.85m (6'1" x 6'0")



The shower room features a three piece suite including a corner shower area incorporating an Aquastream electric shower. The room has impressive modern tiling throughout with an attractive border inlay tile. There is one window overlooking the rear of the property, one centre light piece, integrated storage space, one wall-mounted mirror with integrated lighting, and one radiator.

| STAIRS AND LANDING

1.92m x 3.72m (6'2" x 12'2")



The stairs and landing are finished with carpet flooring. At the top of the landing there is one centre light piece and an access hatch allowing access to the attic.

| BEDROOM 1
2.91m x 5.02m (9'5" x 16'4")

A superb main bedroom has three windows overlooking the rear of the property, all including roller blinds, curtain rails and curtains. The room has high quality laminate timber flooring, impressive built-in storage space, one centre light piece, one large radiator, and four power points.



| BEDROOM 2
4m x 2.49m (13'1" x 8'1")

A spacious double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room is eloquently presented with a modern colour palette, high quality carpet flooring, and impressive Sliderobe fitted units. There is one radiator, and four power points.



| BEDROOM 3
2.63m x 2.42m (8'6" x 7'9")

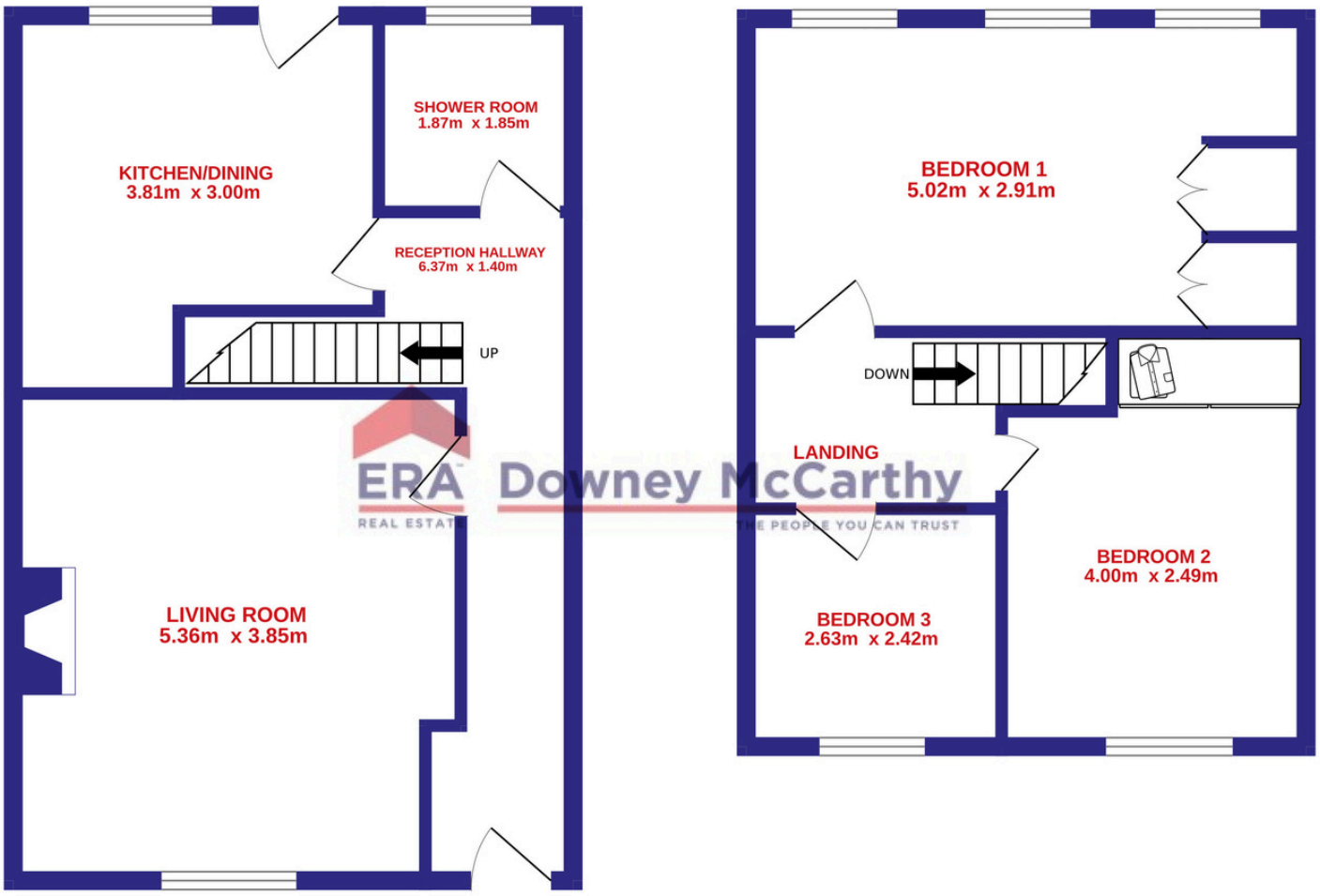
A spacious single bedroom has one window to the front of the property, including a curtain rail, curtains and a roller blind. The room has neutral décor, carpet flooring, one radiator, one centre light piece, wall-mounted shelving, two power points and one television point.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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| GARDENS AND EXTERIOR





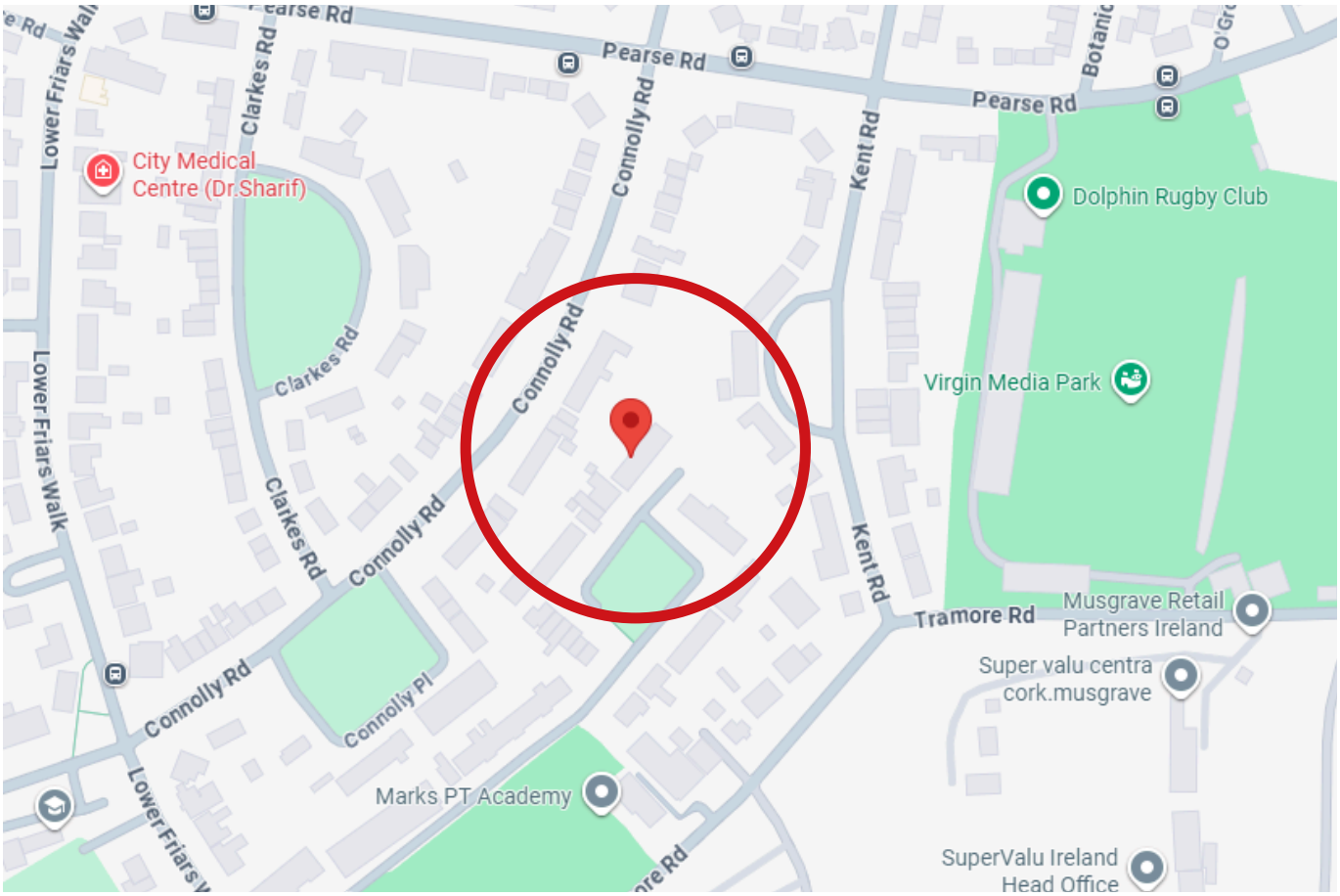



The front of the property is fully enclosed with block built walls. There is a concrete driveway facilitating off street parking for up to two cars. The front garden is laid to lawn and offers a purpose built flower bed with mature shrubbery.

The rear of the property is fully enclosed and features an elevated flower bed enclosed by a feature dry stone wall. There is a garden which is laid to lawn includes a block built shed for storage.

| DIRECTIONS

Please see Eircode T12 V2Y9 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie



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