

1 Ashgrove Avenue, Ballyvolane, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is delighted to present to the market this superb four bedroom detached property, which is conveniently located in a mature residential area within walking distance of Dunnes Stores and a number of essential and recreational amenities in Ballyvolane. The property is ideally positioned overlooking the green and is sure to be very attractive to discerning buyers.

Accommodation consists of reception hallway, living room, home office/bedroom 4, open plan kitchen/dining area, rear hall, bedroom 1, and main bathroom on the ground floor. Upstairs the property offers two additional spacious bedrooms.

AMV: €375,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 106.24 Sq. M. / 1,144 Sq. Ft.
- Built in the 1970's approx.
- BER D2
- Four bedrooms - two upstairs, two downstairs
- Spacious south facing rear garden
- Adjacent to Dunnes Stores Shopping Centre
- Walking distance to local parks, supermarkets, bars, restaurants
- Easy access to North Ring Road network and Cork city centre
- Located on the 207 bus route

| RECEPTION HALLWAY

4.52m x 3.76m (14'8" x 12'3")

A solid door with frosted glass panelling allows access into the reception hallway. The hallway has one window overlooking the side of the property, access to the electrical board, one centre light fitting and laminate timber flooring.



| LIVING ROOM

4.28m x 3.29m (14'0" x 10'7")

The living room has one window overlooking the front of the property, a fireplace with an open insert, plenty of space for a suite of furniture, one centre light fitting and carpet flooring.



| OFFICE/BEDROOM 4

3.16m x 3.37m (10'3" x 11'0")

This very versatile room has one window overlooking the front of the property, space for a single bed or home office, one radiator, one centre light fitting and carpet flooring.



| OPEN PLAN KITCHEN/DINING

3.36m x 4.93m (11'0" x 16'1")

The open plan kitchen/dining area has one window overlooking the rear garden, extensive dining space, one centre light fitting, one radiator and a mix of laminate and tile flooring.

The kitchen features fitted units at eye and floor level with extensive worktop counter, tile splashback, stainless steel sink, space for an oven/hob/extractor fan, plumbing for a washing machine, and space for a fridge freezer. A door allows access to the rear hall.



| REAR HALL

1.64m x 1.82m (5'3" x 5'9")

The rear hall has tile flooring, access to the alarm control panel, one centre light fitting, and doors allowing access to the rear garden and bedroom 1, respectively.

| BEDROOM 1

3.51m x 4.12m (11'5" x 13'5")

Located on the ground floor, this spacious bedroom is dual aspect with one window overlooking the rear of the property and another overlooking the side, allowing in extensive natural light. The room has laminate flooring, one radiator, one centre light fitting, and a door allowing access into a walk-in closet area.



| MAIN BATHROOM

2.77m x 2.09m (9'0" x 6'8")

The main family bathroom features a three piece suite, floor and wall tiling, neutral décor, and one window to the rear.



| STAIRS AND LANDING

0.95m x 4.33m (3'1" x 14'2")

The stairs and landing are fitted with carpet flooring. The landing area has access to the hot press which is shelved for storage, and an access hatch for the attic.



| BEDROOM 2

3.58m x 3.02m (11'7" x 9'9")

Another double bedroom that has one window overlooking the front of the property, neutral décor, a radiator, centre light fitting, and carpet flooring,



| BEDROOM 3

3.59m x 3.61m (11'7" x 11'8")

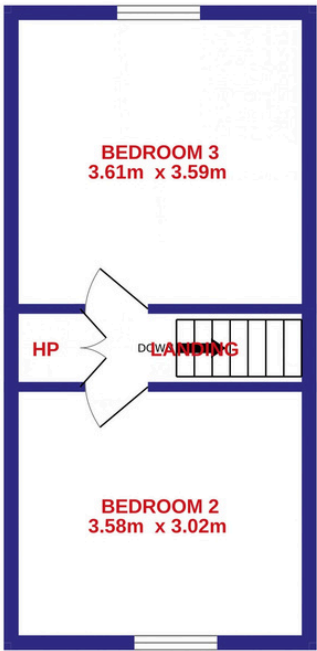
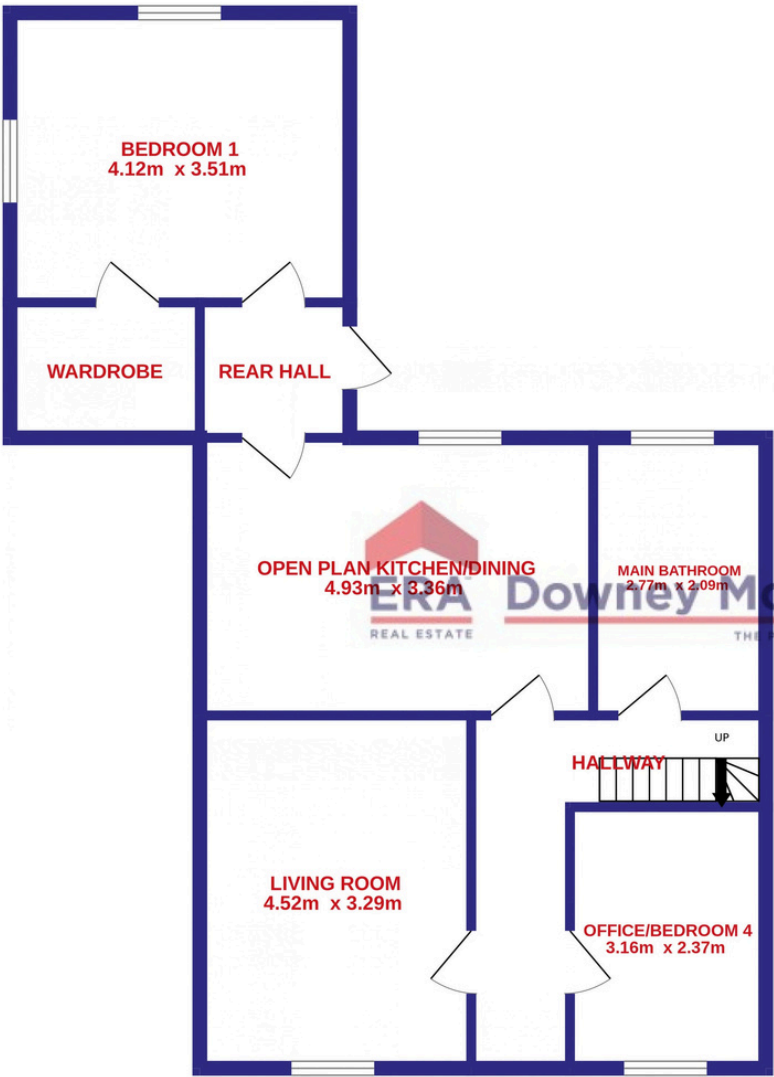
This double bedroom has one window overlooking the rear of the property, a radiator, centre light fitting and carpet flooring.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR



The front of the property is fully enclosed with block built walls. The area is maintenance free and offers a very spacious gravel area and a pedestrian gate with concrete footpath leads to the front door.

The rear of the property is fully enclosed with block built walls to all sides. The south facing garden is laid to lawn.

| DIRECTIONS

Please see Eircode T23 N2F7 for directions.



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