

6 Upper Dublin Hill, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned and excellently presented extended two bedroom mid terraced property in Dublin Hill, benefitting from attractive décor and finishes, a modern fitted kitchen, and superb rear garden with purpose-built raised flower beds and a brick built BBQ area. The property is ideally located close to IDA Business Park & Blackpool Shopping & Commercial Centres, as well as being within easy access of the N20 road network with routes to Blackpool, Blarney & Cork city centre.

Accommodation consists of open plan dining/living area, and superb extended kitchen on the ground floor. Upstairs the property offers two spacious double bedrooms and the family bathroom.

AMV: €245,000



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PSRA No. 002584

| FEATURES

- Approx. 67.61 Sq. M / 728 Sq. Ft.
- No Rent Cap - Ideal investment opportunity close to IDA Business Park & Blackpool Shopping & Commercial Centres
- Immaculately presented throughout
- BER D
- Gas fired central heating & Double glazed windows
- Two spacious double bedrooms
- Substantial rear extension with modern fitted kitchen
- Superb two tiered rear garden
- Located on the 207 bus route
- Easy access to the N20 road network with routes to Blackpool, Blarney & Cork city centre

| OPEN PLAN LIVING/ DINING ROOM

4.63m x 6.13m (15'1" x 20'1")

A PVC door with stained glass centre panelling allows access to a superb open plan dining/living area. This magnificent dual aspect room is flooded with natural light owing to two windows to the front of the property, and one window to the rear of the property. The room features high quality wide plank timber flooring, a superb solid fuel stove, recessed spot lighting, wall-mounted lighting, and an attractive colour scheme. There are two large radiators, extensive dining and living space, under stair storage, ten power points, and one television point. A door allows access to the extended kitchen.



| KITCHEN

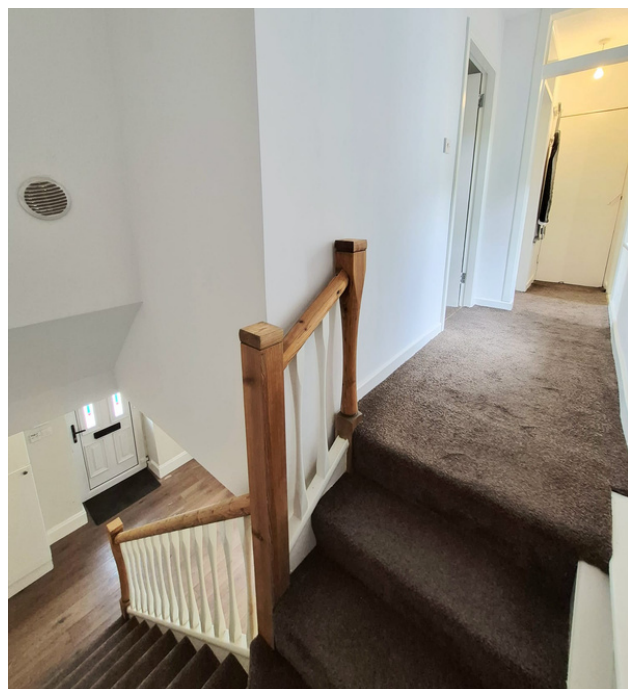
4.15m x 2.35m (13'6" x 7'7")

The kitchen features impressive modern high gloss fitted units at eye and floor level to both sides of the room with granite worktop counters, and tile and granite splashbacks. The kitchen includes an integrated oven/hob/extractor fan, a stainless steel bowl and a half sink, space for fridge freezer, plumbing for washing machine and dishwasher, and space for a dryer. There are two windows to the rear flooding the room with natural light, attractive tile flooring, recessed spot lighting, one radiator, and fifteen power points. A PVC door with glass panelling allows access to the rear yard.



| STAIRS AND LANDING

The stairs and landing are fitted with high quality carpet flooring throughout. A bespoke handcrafted staircase allows access to a bright landing area which has one window to the rear of the property, recessed spot lighting, and access to a hot press which is shelved for storage.



| **BEDROOM 1**

3.52m x 3.73m (11'5" x 12'2")

A superb double bedroom has one window to the front of the property including a curtain rail and curtains. The room has attractive décor, high quality carpet flooring and an extensive array of shelving and wall-mounted storage space. There is one centre light piece, an access hatch to the attic, eight power points, two telephone points, one television point, and one radiator.



| **BEDROOM 2**

3.78m x 2.35m (12'4" x 7'7")

A generous double bedroom has one window to the front of the property, plush carpet flooring, built-in wall-mounted shelving and one large radiator cleverly disguised behind a decorative radiator cover. There are four power points, and one centre light piece.



| **BATHROOM**

2.06m x 2.34m (6'7" x 7'6")

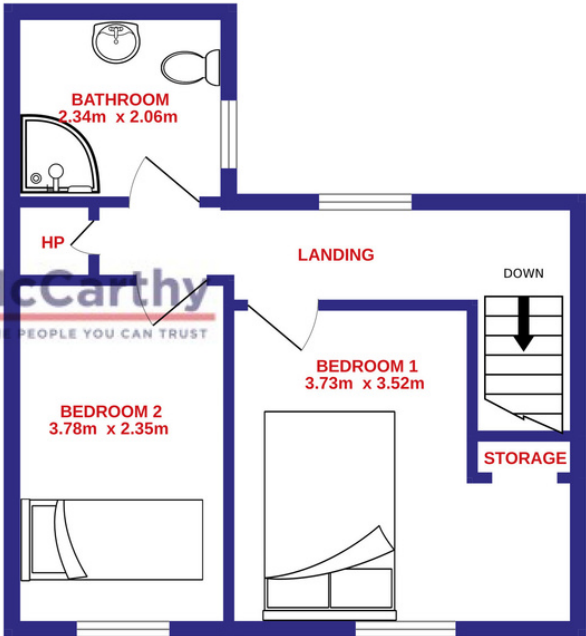
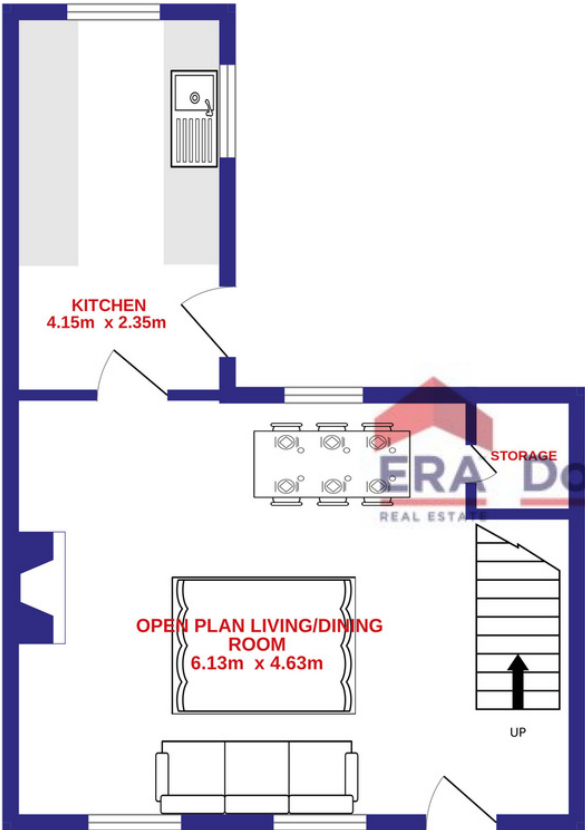
The main family bathroom features a three piece including a large corner shower area incorporating a Mira Sport electric shower. The room has impressive tiling throughout, one window to the side of the property, recessed spot lighting and a wall-mounted mirror with integrated lighting. The room offers storage and display units, a heated stainless steel towel rail, one extractor fan, and one wall-mounted electric heater.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

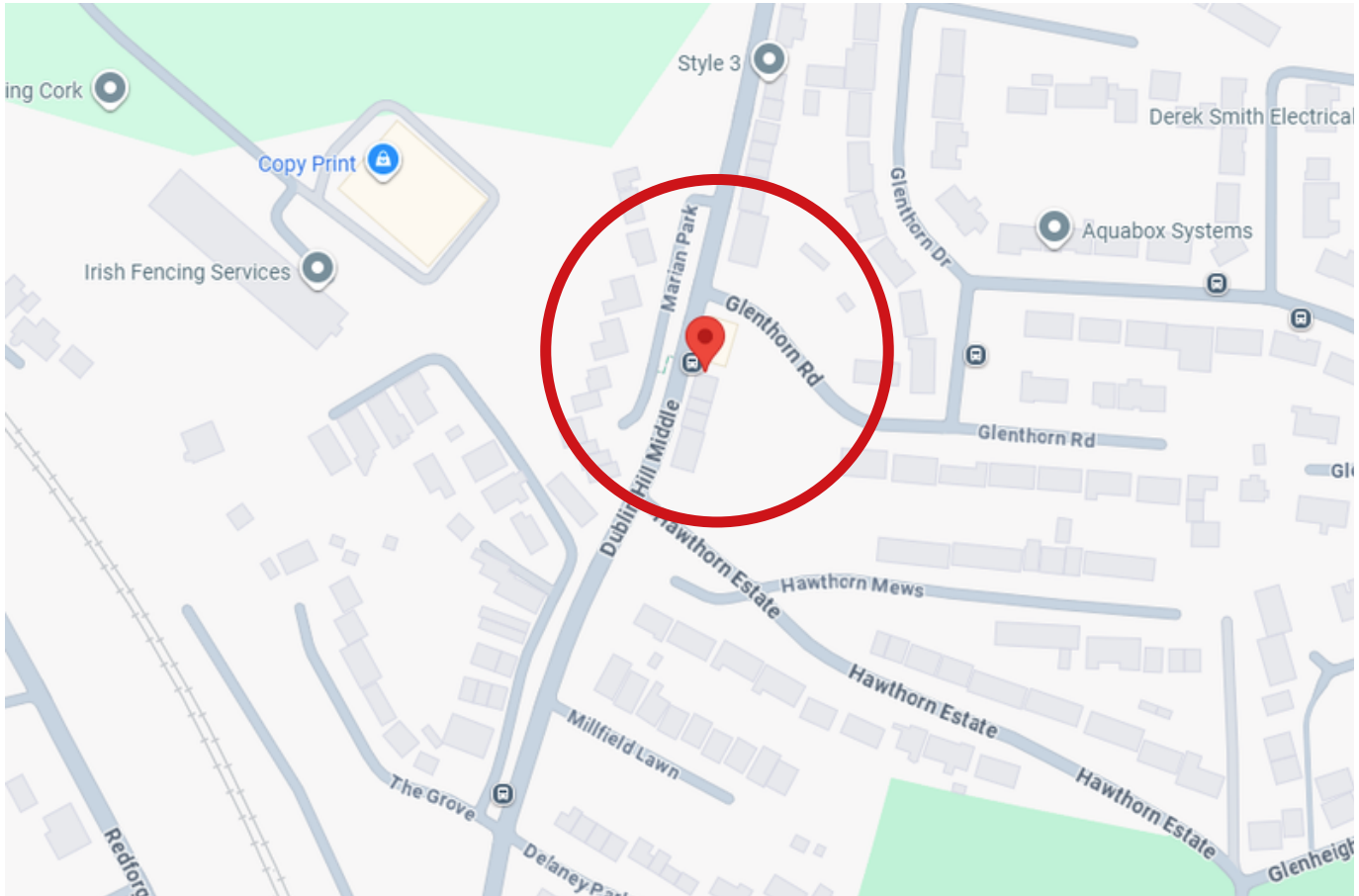


The front of the property has steps from the main footpath allowing access to the front door. To both sides of the steps, there is a maintenance free gravel raised flower beds. The property has a maintenance free façade of pebble dash finish, an external lighting integrated within the porch.

The rear of the property is fully enclosed and finished with a concrete covering. The property boasts purpose-built raised flower beds and a brick built BBQ area.

| DIRECTIONS

Please see Eircode T23 Y1R0 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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