ERA REAL ESTATE

Downey McCarthy

THE PEOPLE YOU CAN TRUST

8 Ashton Lodge, Boreenmanna Road, Ballintemple, Cork



ERA Downey McCarthy are delighted to launch to the market this superbly presented three bedroom duplex which occupies a convenient position in a secure gated complex on the Boreenmanna Road in Ballintemple. The location is second to none, with the property within easy reach of Cork city centre as well as local schools, medical centre, bus routes and parks.

Accommodation consists of reception hallway, open plan kitchen/dining/living area, main bathroom, and bedroom 3 on the ground floor. Upstairs the property offers two additional bedrooms and a shower room.

AMV: €375,000

BER B

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 87.49 Sq. M. / 942 Sq. Ft.
- Built in 2003
- BER B
- Gas fired central heating
- Three bedrooms
- West facing rear balcony
- Allocated parking space
- Walking distance to local schools, dentists, medical centres and parks
- 15 minutes walk to Cork city centre
- 10 minutes walk to Docklands
- Easy access to the N27 road network
- On the 215A bus route
- Management fees €1,500 per annum

| RECEPTION HALLWAY

5.16m x 1.87m (16'9" x 6'1")

A solid teak door with glass panelling allows access into the reception hallway. The hallway has solid timber flooring, one centre light piece, a carbon monoxide alarm, a smoke detector, one radiator, neutral décor, access to the hot press, under stair storage, and one power point.



| OPEN PLAN KITCHEN/DINING/LIVING

4.52m x 4.96m (14'8" x 16'2")

The spacious open plan dining/living area has solid timber flooring throughout. There is one window to the rear, and a glass door with side windows allows access to a west facing balcony which overlooks the Ashton School sports grounds. The area has neutral décor, one radiator, recessed spot lighting, dining and living space, one smoke detector, one carbon monoxide alarm, one television point, and six power points. The area also houses the gas boiler.



The kitchen features solid fitted units at eye and floor level in an L-shape, worktop counter, tile splashback, a stainless steel sink, integrated oven/hob/extractor fan, plumbing for a washing machine, space for an under counter fridge, recessed spot lighting, eight power points, and tile flooring.



| MAIN BATHROOM

1.82m x 2.95m (5'9" x 9'6")

Located on the ground floor, the main bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has floor and wall tiling, neutral décor, one frosted window, one radiator, one heated towel rail, and one wall-mounted shaving light.



| BEDROOM 3

3.3m x 2.97m (10'8" x 9'7")

This spacious ground floor bedroom has one window to the front of the property, space for a double bed, solid timber flooring, neutral décor, one centre light piece, one radiator, one smoke detector, and built-in wardrobe units for storage.



| STAIRS AND LANDING

1.77m x 2.24m (5'8" x 7'3")

The stairs and landing are fitted with new carpet flooring throughout. At the top of the landing there is one centre light piece, a smoke detector and alarm sensor, and an access hatch to the attic.



| BEDROOM 1

4.51m x 3.15m (14'7" x 10'3")

This spacious double bedroom has one dormer window overlooking the rear of the property, new carpet flooring, neutral décor, one radiator, one centre light piece, one smoke detector, double built-in wardrobe units for storage, and six power points.



| BEDROOM 2

3.2m x 3.83m (10'4" x 12'5")

This generous sized double bedroom has one dormer window overlooking the front of the property, new carpet flooring, neutral décor, one radiator, one centre light piece, one smoke detector, built-in wardrobe units for storage, and six power points.



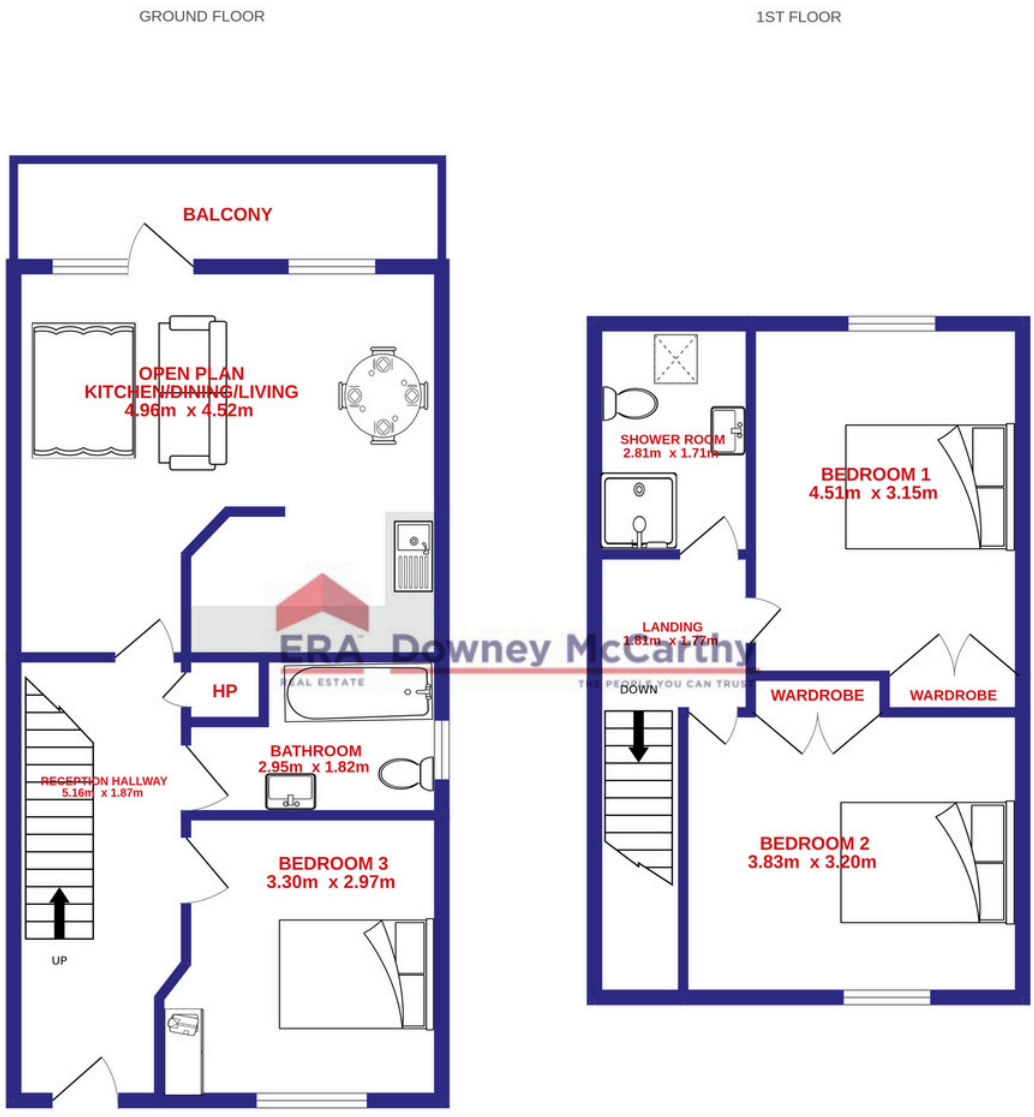
| SHOWER ROOM

2.81m x 1.71m (9'2" x 5'6")

The shower room features a three piece suite including a shower cubicle incorporating a Mira Sport electric shower. The room has floor and wall tiling, neutral décor, one Velux window to the rear, one radiator, one wall-mounted shaving light, and one centre light piece.



| FLOOR PLAN



| GARDENS AND EXTERIOR







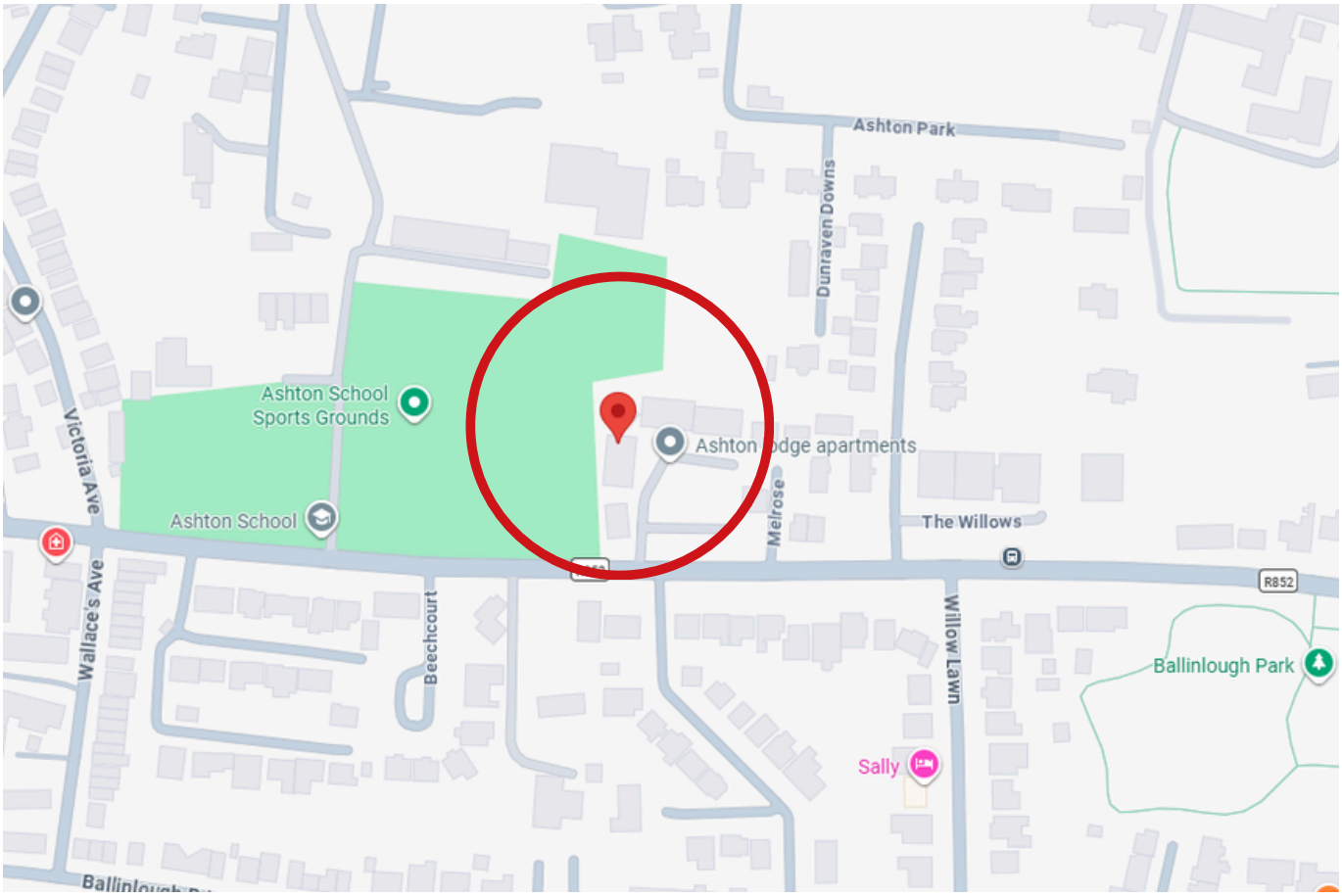


The front of the property has tiled steps leading to the front door.

The rear of the property offers a west facing balcony.

| DIRECTIONS

Please see Eircode T12 N735 for directions.



| ALL ENQUIRIES TO:

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