

"Ravensdale", Park Avenue, Ballintemple, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer "Ravensdale", Park Avenue, Ballintemple, Cork to the market. This most impressive, extended four bedroom detached family home, enjoys a commanding elevated site and offers an unrivalled level of privacy in this much sought-after residential estate.

The property benefits from its location within a stones throw to a host of amenities including bars, restaurants, schools, transport links, Pairc Ui Chaoimh, the new Marina Park and the Marina Walk, ensuring a well-rounded and connected lifestyle for prospective purchasers. This property represents a unique opportunity for those wishing to live near the heart of the city centre and benefit from all that Cork has to offer.

Accommodation within the property consists of a warm and welcoming reception hallway with period correct features to include tiling and picture rails, a splendid dual aspect open plan living room and lounge and a stunning modern open plan extended kitchen/dining/living area. Bedroom 4, a shower room and a utility room complete the ground floor accommodation. Upstairs the property offers three well proportioned bedrooms and an elegant family bathroom.

AMV: €695,000

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Superb open plan kitchen/dining/living room extension to rear
- Further scope to extend the property subject to planning permission
- Approx. 161 Sq. M / 1730 Sq. Ft.
- Built in 1930
- BER E1 with potential to increase to A2
- Gas fired central heating
- Double glazed windows
- Four spacious bedrooms
- Two living areas on the ground floor
- Private fully enclosed rear garden
- Elegant raised front patio area
- Mature residential estate in sought after location
- Off street parking for 2-3 cars
- A short walk to Pairc Ui Chaoimh, the new Marina Park and the Marina Walk
- Located on the No 202 and 212 bus routes

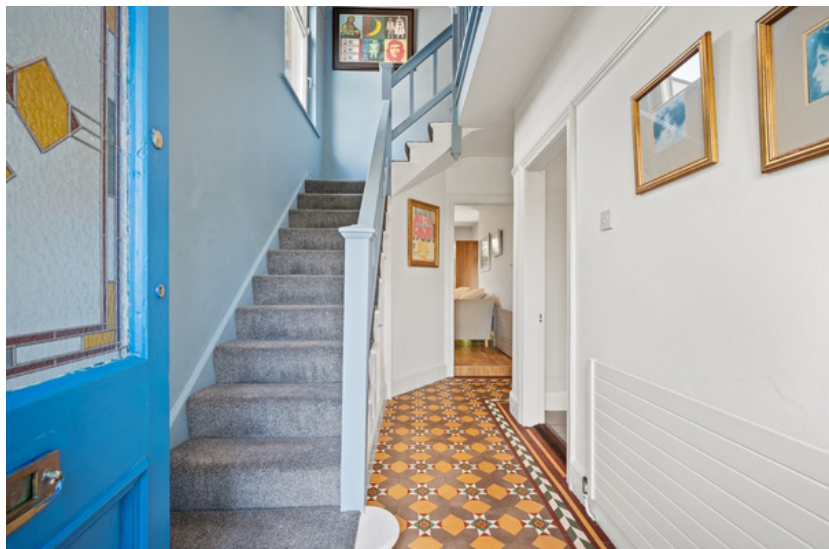
| PORCH

An open porch allows access to a timber door with attractive stain glass centre and side panelling which in turn allows access to the main reception hallway.

| RECEPTION HALLWAY

4.5m x 1.95m (14'7" x 6'3")

The hallway has attractive tile flooring, one radiator, one centre light piece with coving, two power points, two telephone points and under stair storage.



| LIVING ROOM

3.85m x 4.4m (12'6" x 14'4")

A superb main living room has a feature bay window to the front of the property, original fireplace and original centre light piece with coving. The room has solid timber flooring with a hand-painted finish, one radiator, built-in bookshelves to either side of the fireplace and four power points. An open arch allows access to the lounge.



| LOUNGE

3.9m x 3.85m (12'7" x 12'6")

The lounge features one window overlooking the rear garden, hand-painted timber floors, original fireplace with a freestanding solid fuel stove positioned on a granite hearth, one centre light piece, one radiator, six power points and one television point.



| EXTENDED KITCHEN/DINING

9.1m x 5.45m (29'8" x 17'8")

A superb and spacious extended kitchen/dining area is triple aspect with windows to the rear and both sides of the property, as well as Velux windows which flood the room with natural light. The room has attractive, timber effect tiled floor throughout. The kitchen features high quality high gloss fitted units at eye and floor level with extensive worktop counter and tile splashback in a U-shape with integrated breakfast counter.



The kitchen includes an integrated double oven, American style fridge freezer, dishwasher, stainless steel bowl and a half sink and a hob. Within the kitchen area there are four light pieces, one radiator, two Velux windows to the north and integrated strip lighting in the pelmet.



The spacious dining area to the rear of the room overlooks the rear garden. The area has attractive décor, two radiators and double doors allowing access to a superb patio area.

| **SHOWER ROOM**

2.5m x 1m (8'2" x 3'2")

Located off the kitchen/dining area, the shower room features a three piece suite including a Triton T80XR electric shower fitted. There is impressive tiling throughout, one Velux window, one centre light piece, one extractor fan and a wall-mounted mirror with integrated storage and lighting.



| **UTILITY ROOM**

1.9m x 1m (6'2" x 3'2")

A second enclosed storage area houses the utility space which features plumbing for a washing machine and dryer. The boiler is located within this room also.

| BEDROOM 4/FAMILY ROOM

4.8m x 2.45m (15'7" x 8'0")

Located off the kitchen, steps lead down to this room which features a superb bay window to the front of the property. The room has attractive décor, solid timber flooring, a built-in corner seating unit, four power points and one radiator.



| STAIRS AND LANDING

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one centre light piece, one window to the side of the property and a Stira staircase allowing access to the attic space.



| BEDROOM 1

3.9m x 3.7m (12'7" x 12'1")

A large double bedroom has a feature bay window to the front of the property including roller blinds which allows extensive natural light to flow in. The room has one centre light piece, attractive picture rail surrounding the room, carpet flooring and one radiator.



| **BEDROOM 2**

3.9m x 3.7m (12'7" x 12'1")

A large double bedroom has one window to the rear of the property, laminate timber flooring, one centre light piece, built-in storage, six power points, one television point and one radiator.



| **BEDROOM 3**

2.8m x 2.7m (9'1" x 8'8")

This double bedroom has one window to the front of the property including a curtain rail and roller blind, carpet flooring, one centre light piece, six power points and one radiator.



| **MAIN BATHROOM**

4.1m x 2.7m (13'4" x 8'8")

A spacious family bathroom is dual aspect with one window to the side of the property and one window to the rear. The bathroom features a five piece suite including a double sink, a walk-in shower and a large bath. Other features include modern tiling, recessed spot lighting, a heated towel rail.



| GARDENS AND EXTERIOR



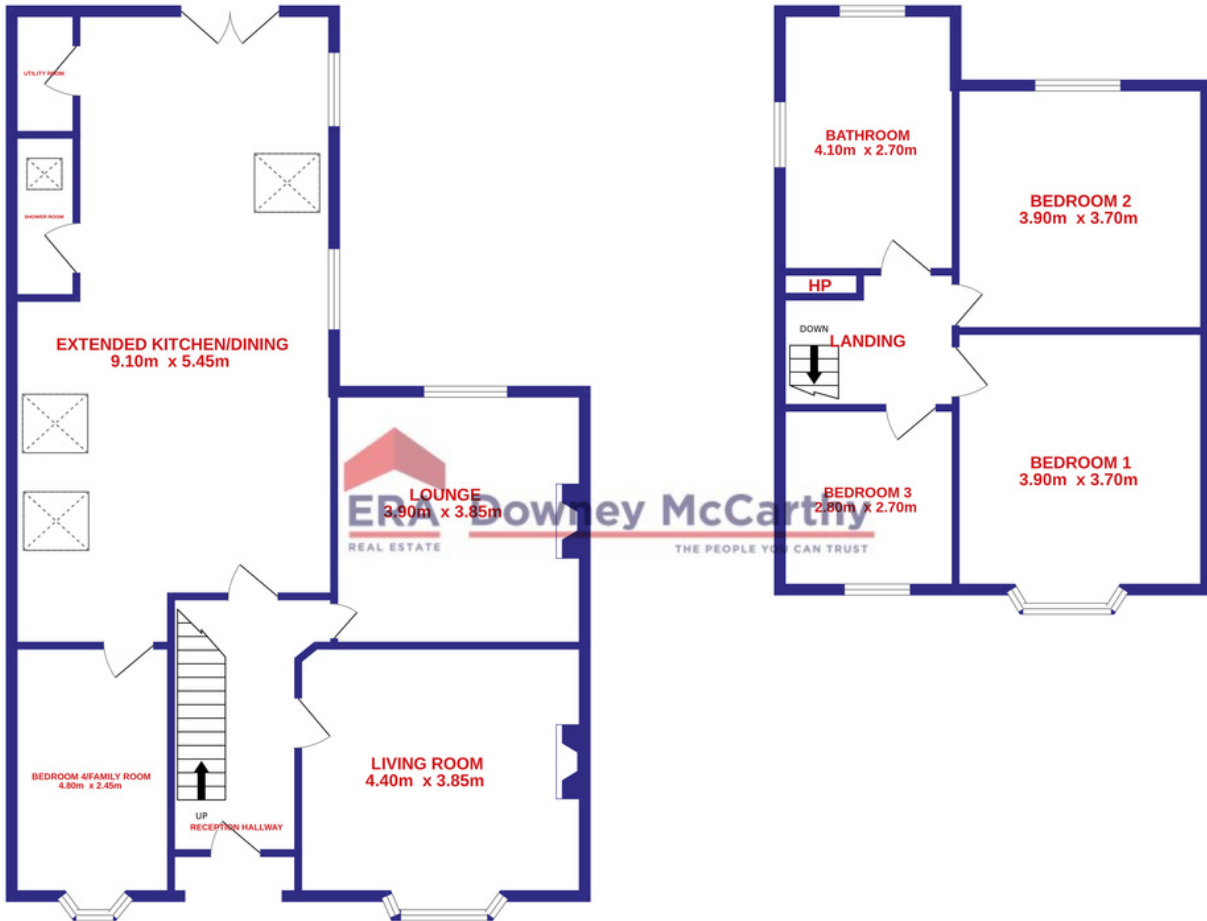
The front of the property is beautifully maintained with a cobble lock driveway facilitating off street parking for two/three vehicles behind wrought iron gates all complemented by landscaped flower beds bursting with vibrant colours. Steps from the driveway allow access to a superbly presented raised limestone patio area enclosed with stone built walls and purpose built flower beds. This area is ideal for soaking up the afternoon and evening sun.

The rear of the property offers a mature and fully enclosed rear garden which has fencing to both sides and a block built wall to the rear. The garden is laid to lawn with mature shrubs and plants planted throughout. There is a spacious greenhouse located with the garden and beautifully constructed patio area positioned off the kitchen/dining area.

FLOOR PLAN

GROUND FLOOR

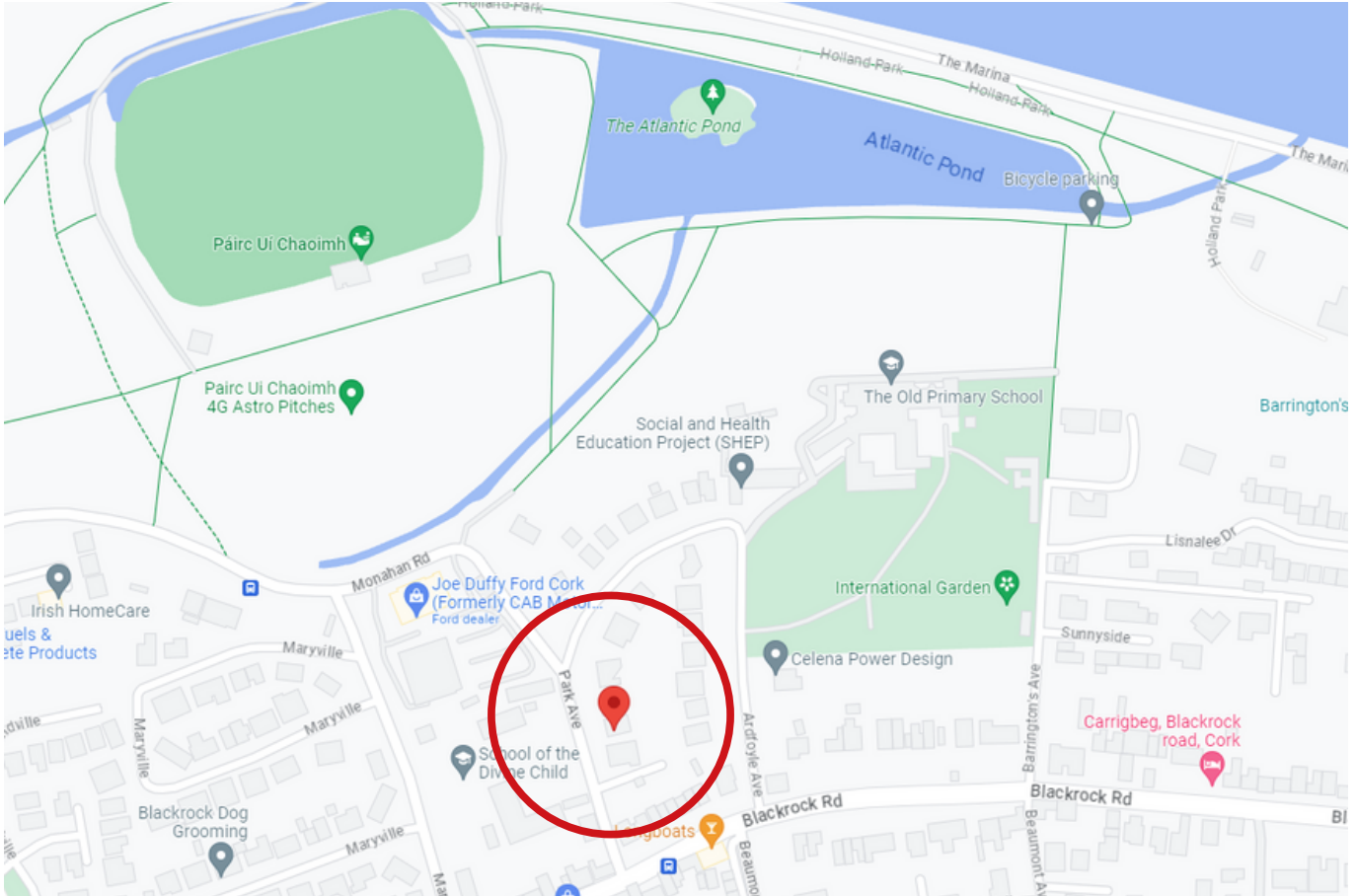
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

| DIRECTIONS

Please see Eircode T12 KT3H for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.