

57 Meadow Park Road, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented and recently extended three bedroom semi-detached property, located in the mature and sought after development of Meadow Park Road, Ballyvolane, Cork. The property offers an abundance of living accommodation with a superb modern open plan kitchen kitchen/dining/living area on the ground floor and three spacious bedrooms, the master having been upgraded with a bespoke walk in wardrobe and en suite bathroom.



AMV: €295,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Spectacular two storey extension to the rear
- Approx. 106 Sq. M. / 1,141 Sq. Ft.
- Built in 1960
- BER C1 with potential to increase to A2
- Superb open plan kitchen/dining/living area
- Gas fired central heating
- Superbly maintained throughout
- Three spacious bedrooms/Main bedroom includes a walk-in wardrobe and an en suite bathroom
- Maintenance free and fully enclosed rear patio area
- Adjacent to Dunnes Stores Shopping Centre
- Walking distance to local parks, supermarkets, bars, restaurants/ Located on the 207 bus route
- Easy access to North Ring Road network/ 5 minutes' drive to Cork city centre
- Off street parking for 2-3 cars on a cobble lock driveway

| RECEPTION HALLWAY

2.05m x 4.6m (6'7" x 15'0")

The main reception hallway features high quality tile flooring and impressive décor. There is one large radiator, one centre light piece, a thermostat control for the heating, two power points, one telephone point, an alarm control point and a door allowing access to a guest w.c.



| GUEST W.C

The guest w.c features a two piece suite with impressive modern tiling with attractive inlay border tiles. There is one centre light piece and an extractor fan.

| LIVING ROOM

3.6m x 4.55m (11'8" x 14'9")

A magnificent main living room has a feature bay window to the front of the property, including a roller blind, a curtain rail and curtains, which adds an extra dimension of living space to the area. The room has high quality décor with attractive laminate timber flooring and a bespoke marble fireplace with gas insert. There is one centre light piece, one large radiator, ten power points and one television point.



| OPEN PLAN KITCHEN/ DINING/LIVING

6.5m x 4.55m (21'3" x 14'9")

The extended kitchen/dining/living area features tile flooring throughout. The kitchen area has superb solid walnut fitted units at eye and floor level on both sides of the room, with extensive worktop counters and tile splashback to one side, glass splashback to the other. The kitchen includes a stainless steel bowl and a half sink, an integrated double oven, hob, extractor fan, fridge freezer, dishwasher, microwave and pull-out bins.

The large open plan dining/living space has a feature centre light piece and one large radiator. Throughout the room there are eighteen power points and one television point. Double doors allow access to a storage/utility space.



| STORAGE/UTILITY

This versatile area located off the kitchen houses the washing machine and dryer. There is extensive wall-mounted shelving and recessed spot lighting.

| STAIRS AND LANDING

3.8m x 3.2m (12'4" x 10'4")

The stairs and landing features carpet flooring throughout. At the top of the landing there is one centre light piece, a Velux window, a Stira staircase allowing access to the attic and a walk-in storage area. There are two power points, one thermostat control for the heating and one radiator.

| BEDROOM 1

5.75m x 4.1m (18'8" x 13'4")

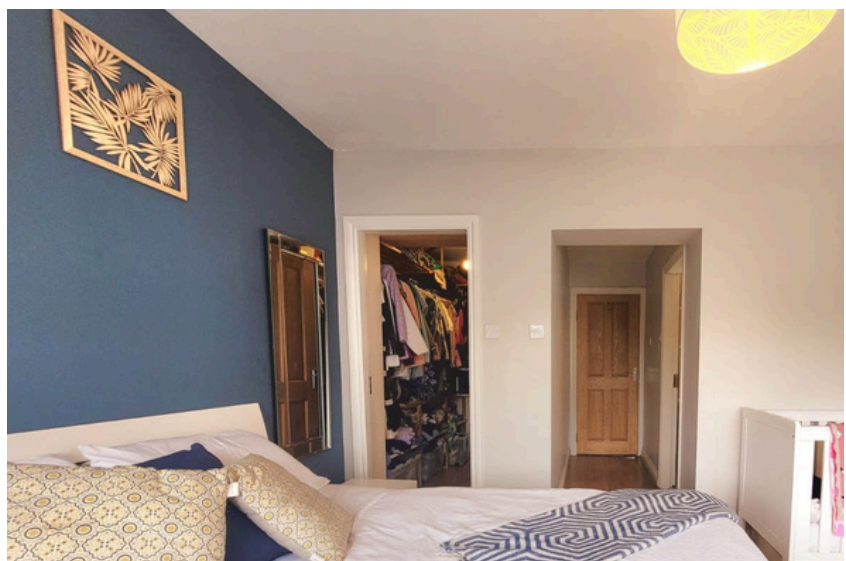
A superb main bedroom has two windows to the rear of the property including curtain rails and curtains. The room has high quality décor with attractive walnut timber flooring. There is one centre light piece, one large radiator, eight power points and a telephone point. Located off the room is a superb walk in wardrobe and en suite bathroom.



| WALK-IN WARDROBE

2.65m x 1.6m (8'6" x 5'2")

The walk in wardrobe offers extensive storage space with plentiful shelving and rails. The area is finished with laminate timber flooring, one centre light piece and one radiator.



| EN SUITE BATHROOM

1.45m x 1.8m (4'7" x 5'9")

The newly refurbished en suite bathroom features a three piece suite including a Mira Elite SE electric shower, a cantilever sink with integrated storage and impressive modern tiling. There is one window to the side, one centre light piece, an extractor fan and a wall-mounted mirror with integrated lighting.



| BEDROOM 2

4.05m x 2.3m (13'2" x 7'5")

A deceptively spacious double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one large radiator and six power points.



| BEDROOM 3

3.6m x 2.15m (11'8" x 7'0")

A spacious single bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has laminate timber flooring, a freestanding Sliderobe fitted unit included as part of the sale, one centre light piece, one large radiator, two television points and six power points.



| BATHROOM

3.15m x 1.3m (10'3" x 4'2")

The main family bathroom features a four piece suite with impressive floor and wall tiling. There is one window to the side of the property and one centre light piece.



| GARDENS AND EXTERIOR

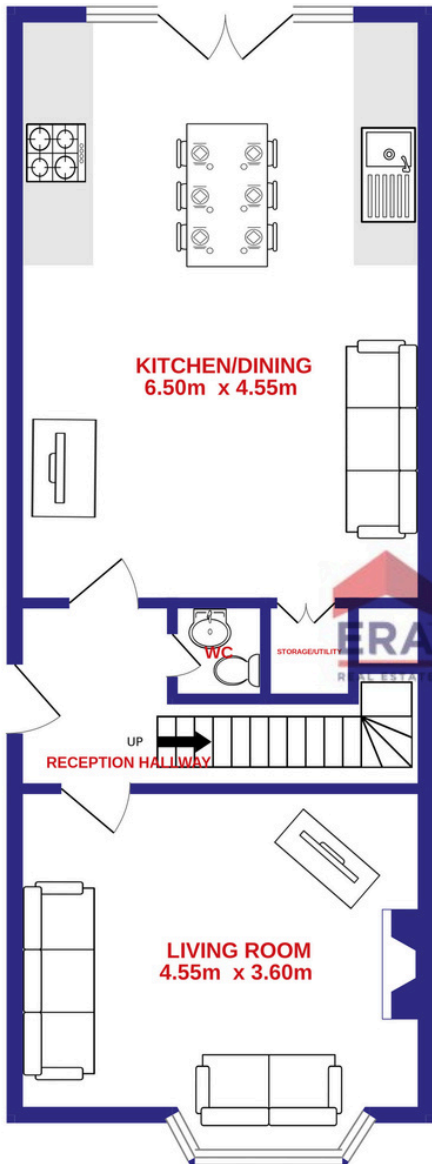
The front of the property is fully enclosed with block built walls. There is a superb cobble lock driveway to facilitate off street parking for 2-3 vehicles, accessed via secure wrought iron gates. Gates from the side also allow access to the rear yard.

The rear of the property has a superb maintenance free patio finished in Indian sandstone and is surrounded by purpose-built raised flower banks in a U-shape with trellises and matures shrubs and plants. There is also an external tap and external lighting.

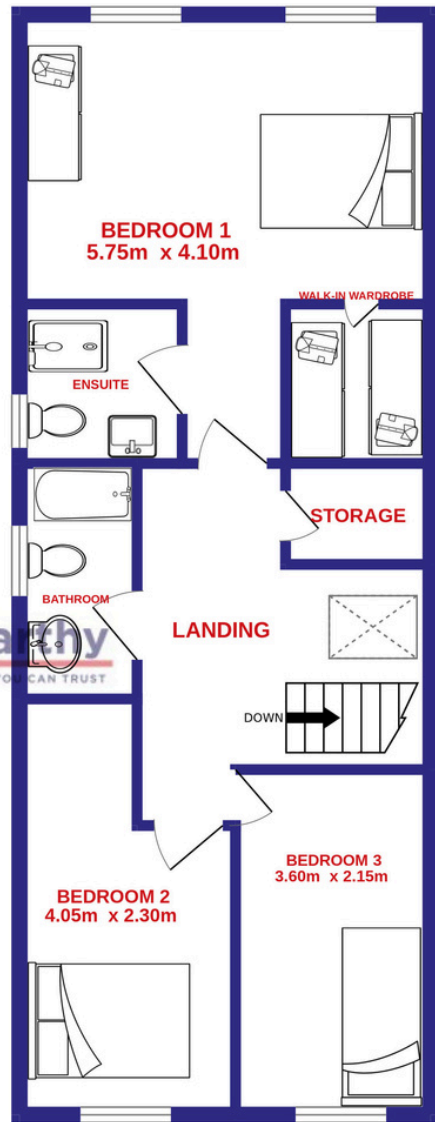


FLOOR PLAN

GROUND FLOOR



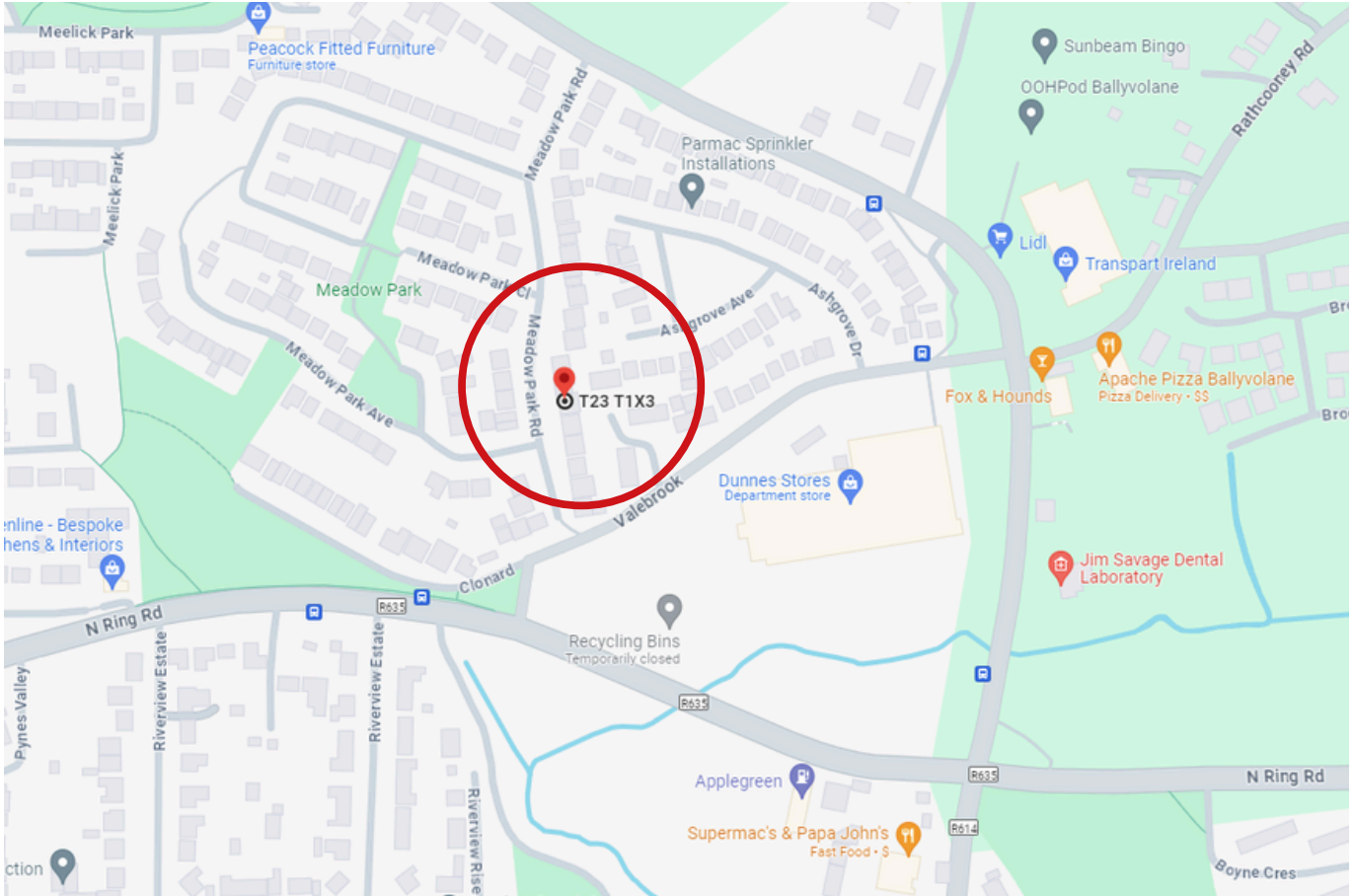
1ST FLOOR



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| DIRECTIONS

Please see Eircode T23 T1X3 for directions.



| ALL ENQUIRIES TO:

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