

37 Maryville, Ballintemple, Blackrock, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this superbly located, turn key, extended three bedroom semi-detached property benefitting from its positioning on a sunny south-west facing aspect to the rear and 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 consists of reception hallway, living room, open plan kitchen/dining area, utility room and guest w.c on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom. The property also offers an attic space currently in use as a home office.

AMV: €525,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

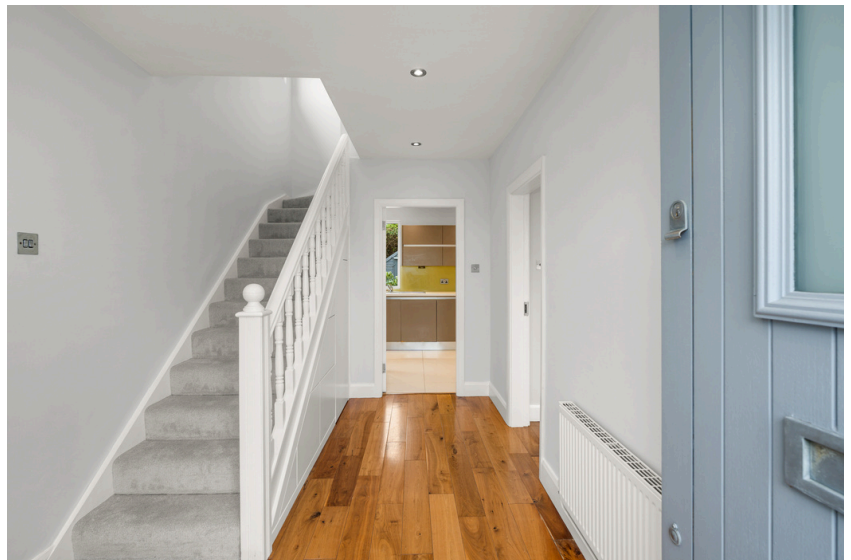
| FEATURES

- Spectacular and extended three bedroom semi-detached property with a converted attic space
- Sunny south west facing rear aspect
- A short walk to Pairc Ui Chaoimh, the new Marina Park and the Marina Walk
- Approx. 109 Sq. M / 1,173 Sq. Ft.
- Built in 1955
- BER C2
- Three spacious bedrooms
- Fully renovated in the last 10 years
- Underpinned and certified in 2004
- Newly repainted
- New carpet flooring
- Mature residential estate in sought after location
- Off street parking for 2-3 cars
- Located on the 202 and 212 bus routes

| RECEPTION HALLWAY

4m x 2.4m (13'1" x 7'8")

A teak door with glass centre panelling allows access to the main reception hallway. The beautifully presented hallway features attractive semi-solid walnut timber flooring and integrated smart storage within the staircase. There is recessed spot lighting, one large radiator, one window to the front of the property and a door allowing access to the guest w.c.



| GUEST W.C

2.1m x 1.8m (6'8" x 5'9")

A large guest w.c features a two piece suite including a cantilever sink, a feature glass block wall and modern tile flooring. There is one radiator, one centre light piece, a window to the side of the property and extensive built-in storage space.



| LIVING ROOM

3.6m x 3.9m (11'8" x 12'7")

A superb main living room has a feature bay window to the front of the property. The room has beautiful semi-solid walnut timber flooring, a feature fireplace with gas insert and bespoke wall mounted shelving. There is one centre light piece, one radiator, six power points, one television point and sliding pocket doors allow access to the kitchen/dining area.



| OPEN PLAN KITCHEN/ DINING

3.4m x 8.4m (11'1" x 27'5")

The superb, light filled, extended kitchen has tile flooring and modern fitted units at eye and floor level with extensive worktop counter space, a glass splashback and strip lighting. The kitchen includes an integrated double oven, hob, extractor fan and fridge freezer. The dual aspect room has one window to the rear of the property and one window to the side, a Velux window and one radiator.



The dining space offers semi-solid walnut timber flooring, recessed spot lighting and double doors leading to the rear patio area. There are two radiators and fourteen power points within the room.



| UTILITY ROOM

1.9m x 1.7m (6'2" x 5'5")

Sliding pocket doors from the kitchen allow access to the utility room. This spacious room offers modern built in storage units at eye and floor level, a stainless steel sink, a dryer and plumbing for a washing machine. A teak door with glass panelling allows access to the side of the property.



| STAIRS AND LANDING

2.65m x 3.04m (8'6" x 9'9")

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



| BEDROOM 1

3.6m x 3.9m (11'8" x 12'7")

A spacious double bedroom has one window to the rear of the property, an impressive array of built-in Sliderobe units from floor to ceiling and new carpet flooring. There is one large radiator, one centre light piece and six power points.



| **BEDROOM 2**

4m x 3.2m (13'1" x 10'4")

A spacious double bedroom has a feature bay window to the front of the property, offering panoramic views over Cork city and the greater Blackrock area. The room has impressive Sliderobe fitted units from floor to ceiling, new carpet flooring, one radiator, one centre light piece and four power points.



| **BEDROOM 3**

2.4m x 3.05m (7'8" x 10'0")

A large single bedroom has one window to the front of the property. The room has new carpet flooring, one large radiator, one centre light piece and four power points.



| **BATHROOM**

2.05m x 2.4m (6'7" x 7'8")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has tile flooring, PVC panelled walls surrounding the bath, one radiator and one centre light piece. There is one window to the rear of the property and a wall-mounted mirror with integrated lighting.



| ATTIC

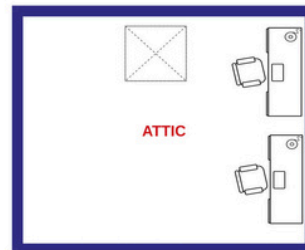
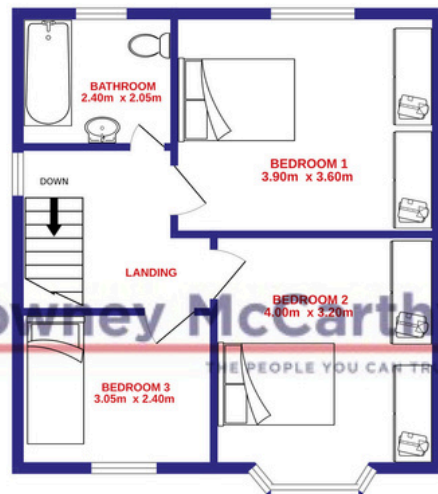
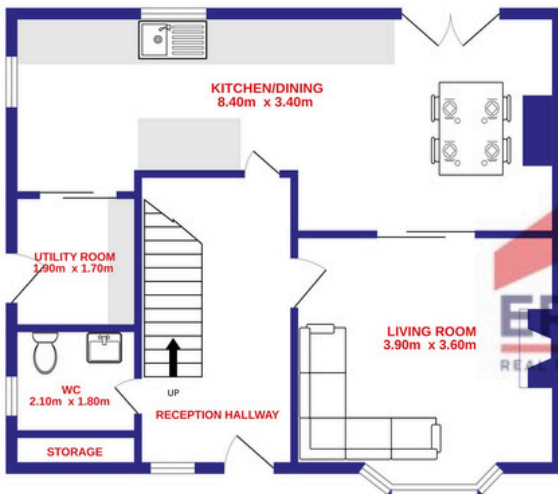
The superb attic space has been cleverly designed to incorporate a home office/study room/games area and is finished with a Velux window, carpet flooring and a built-in work station. There is ample storage space available for household goods within the area.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



| GARDENS AND EXTERIOR

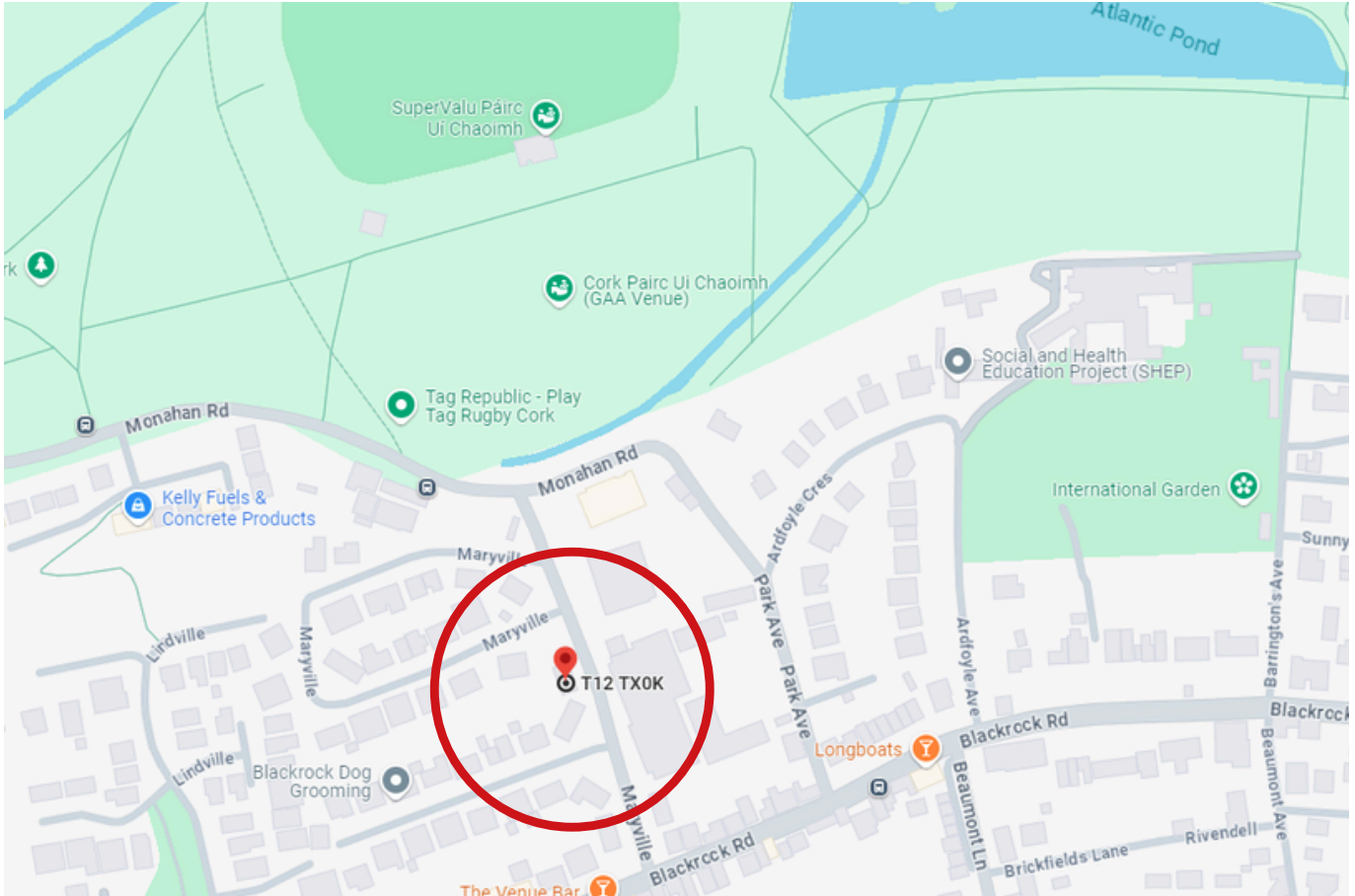


The front of the property is fully enclosed with block built walls. A gravel driveway accommodates off street parking for 2-3 cars, and the perimeter is perfectly screened with a range of mature shrubs and plants. Secure gates allow access from the side of the property to the rear.

The rear of the property benefits from a sunny south-west facing aspect. The area has a superb patio area located directly off the dining space, a garden which is laid to lawn and purpose built raised flower beds located along the perimeter with mature planting. A Barna shed is included as part of the sale.

| DIRECTIONS

Please see Eircode T12 TX0K for directions.



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THE PEOPLE YOU CAN TRUST

Solicitor Details:

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