

53 Thorndale Estate, Dublin Hill, Ballyvolane, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this cosy three bedroom terraced property benefitting from a south facing rear aspect, an enclosed rear yard and a pleasant modern interior. The property is within walking distance of a host of local amenities to include primary and secondary level schools, shops, bars and the IDA industrial estate in Kilbarry. The Blackpool shopping and commercial centres are within an easy 10 minute walk and the area is serviced by a regular bus route to Cork City Centre.



AMV: €225,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 84.6 Sq. M / 911 Sq. Ft.
- Built in 1980
- BER E1
- Double glazed windows
- Oil fired central heating
- Three bedroom
- South facing rear aspect
- Enclosed off street parking to the rear for one vehicle
- Alarmed
- Ideal starter home
- Local schools within walking distance
- Close to Blackpool Shopping Centre, IDA Business Park
- On the 207 bus route
- Easy access to the N20 road network with routes to Blackpool, Blarney, Cork city centre

| PORCH

0.7m x 1.6m (2'2" x 5'2")

A sliding door allows access to a porch area which has tile flooring, one power point, wall-mounted shelving, one wall-mounted light piece and a heater. This in turn allows access to a teak door with glass centre panelling, leading you through to the reception hallway.

| RECEPTION HALLWAY

4.25m x 1.95m (13'9" x 6'3")

A bright and spacious hallway has high quality laminate timber flooring and attractive décor. The area has one centre light piece, one large radiator, four power points, one telephone point and under stair storage.



| LIVING ROOM

4.25m x 3.3m (13'9" x 10'8")

A generous sized main living room has one window to the front of the property with a roller blind, a curtain rail and pelmet. The room has laminate timber flooring, neutral décor, one centre light piece and built-in display and storage cabinets on either side of a feature fireplace. There is one wall-mounted light piece, eight power points and one television point.



| KITCHEN/DINING

3.7m x 5.25m (12'1" x 17'2")

An open plan kitchen/dining area has one window overlooking the rear of the property and a sliding door allowing access to same. The kitchen features solid oak fitted units in a U-shape with extensive worktop counter, tile splashback, and an integrated breakfast counter. There is a stainless steel sink, one centre light piece, tile flooring, an integrated extractor fan and seven power points.



The dining space has laminate timber flooring, one centre light piece, two wall-mounted light pieces, four power points, one radiator, wall-mounted shelving and a dado rail surrounds the room.



| STAIRS AND LANDING

3.2m x 2.05m (10'4" x 6'7")

The stairs are fitted with carpet flooring. The landing has high quality laminate timber flooring, one centre light piece and a Stira staircase to the attic which is partly floored. There is a hot press area which is shelved for storage and two power points.



| BEDROOM 1

5.2m x 3.15m (17'0" x 10'3")

A large double bedroom has one window to the front of the property including a curtain rail. The room has laminate timber flooring, neutral décor and an impressive array of built-in units from floor to ceiling. There is one centre light piece, one wall-mounted light piece, one radiator and five power points.



| BEDROOM 2

2.7m x 3.15m (8'8" x 10'3")

A spacious double bedroom has one window to the rear of the property including a curtain rail. The room has laminate timber flooring, one centre light piece, one radiator and two power points.



| **BEDROOM 3**

2.95m x 2.05m (9'6" x 6'7")

A spacious single bedroom has one window to the front of the property with laminate timber flooring and an extensive array of built-in units from floor to ceiling. There is one centre light piece, one radiator and one power points.



| **BATHROOM**

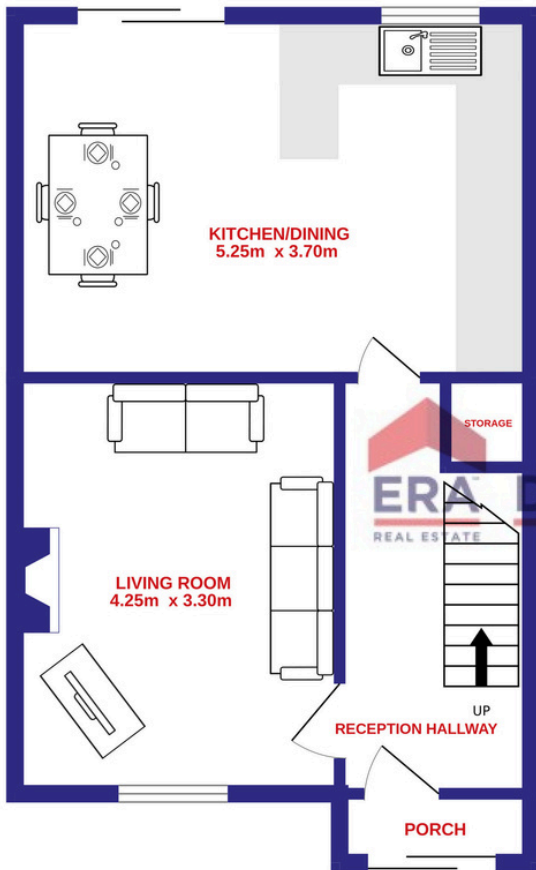
1.6m x 2.05m (5'2" x 6'7")

The bathroom features a three piece suite including a corner shower area incorporating a Mira Sport electric shower. The room has tile flooring, PVC panel walls, one window to the rear, one centre light piece, one wall-mounted light piece, one extractor fan and one radiator.

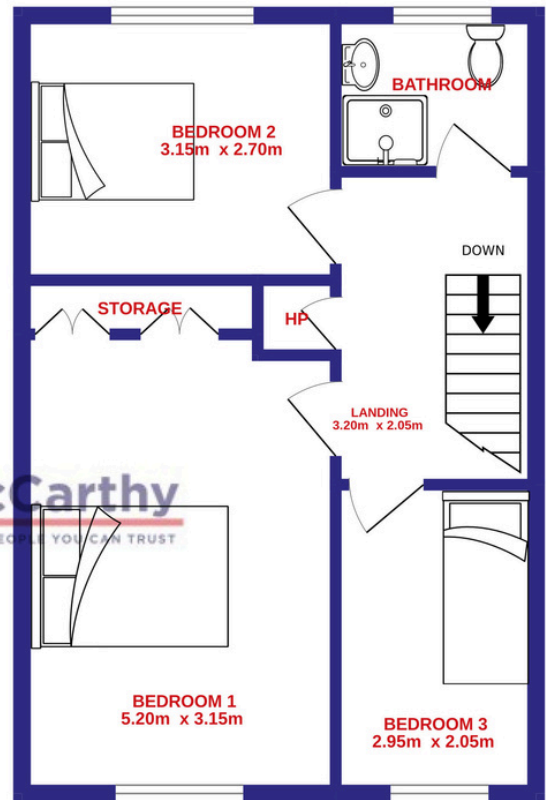


| FLOOR PLAN

GROUND FLOOR



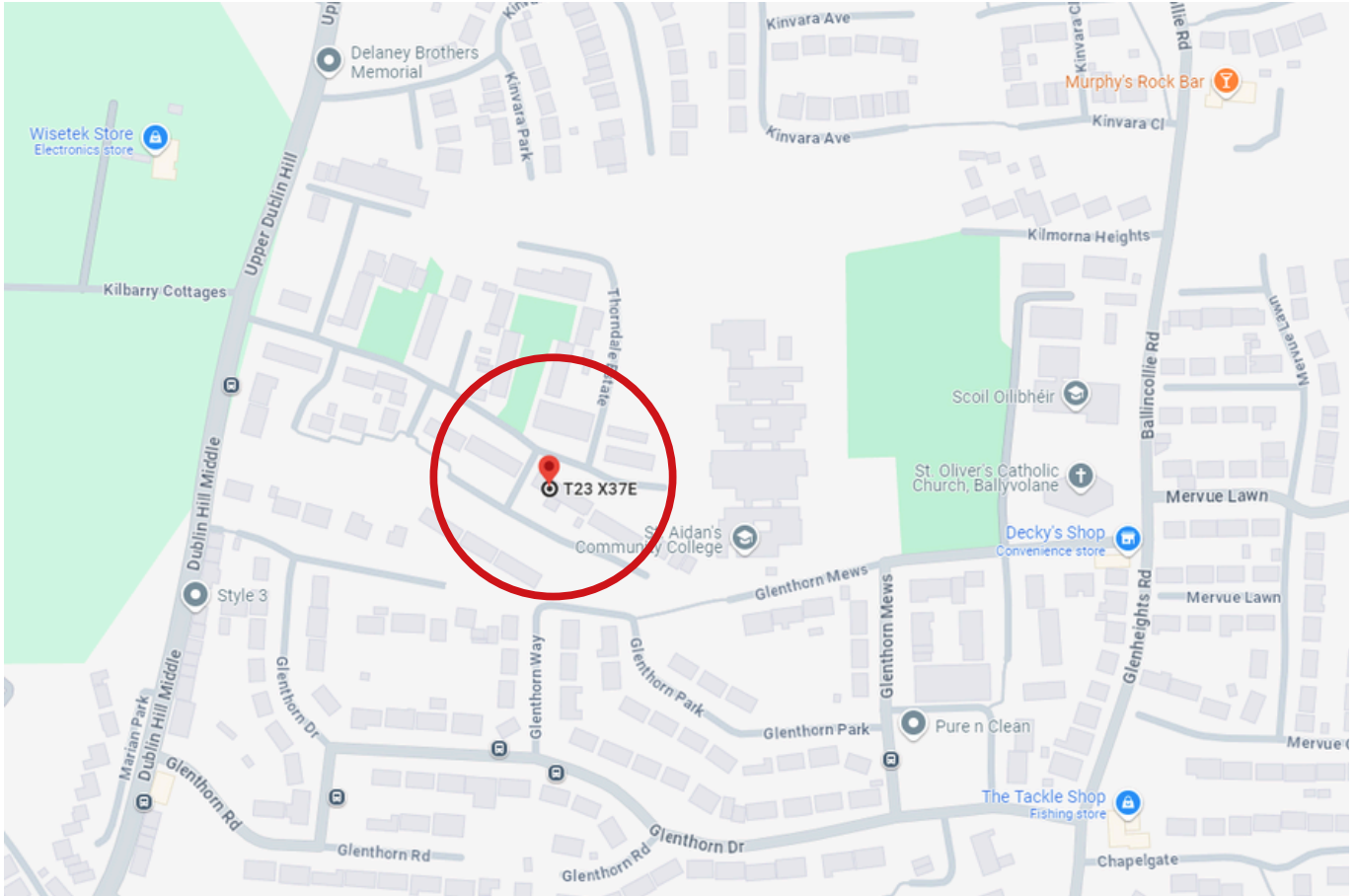
1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode T23 X37E for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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