

## Villa Francisca, 50 Ballyhooley Road, St Lukes, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly located four bedroom terraced property within a ten minute walk from Cork city centre. While in need of some renovation, the property offers the new owner a blank canvas to create their dream home in an ultra convenient location close to all amenities.

Accommodation consists of reception hallway, living room, dining room/lounge, extended kitchen and guest w.c on the ground floor. On the first floor there are two double bedrooms and a shower room and at second floor level there are two additional spacious double bedrooms and an en suite bathroom.

**AMV: €265,000**

**BER E2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 93.48 Sq. M. / 1,006 Sq. Ft.
- Built in 1900
- BER E2
- Gas fired central heating
- Newly installed double glazed windows
- Composite front door
- Four bedrooms
- Extended kitchen to the rear
- Enclosed rear yard
- Sought after residential location
- 10 minutes' walk to Cork city centre
- Adjacent to bus stop with regular routes to Cork city centre, MTU, UCC, Douglas, Bishopstown
- Convenient to all essential and recreational amenities including bars, restaurants, shops, schools and music venues

## | RECEPTION HALLWAY

7.2m x 1.04m (23'6" x 3'4")

A composite door with glass fan light allows access to the main reception hallway. The hallway has solid timber flooring, one centre light piece, covings around the ceiling, neutral décor, one radiator and two power points.



## | LIVING ROOM

3.33m x 3.2m (10'9" x 10'4")

The main living room has one window to the front of the property including a curtain rail and curtains and solid timber flooring. There is one centre light piece, neutral décor, one radiator, one telephone point, one television point and six power points. An open arch allows access to a dining room/lounge from the room.



## | DINING ROOM/LOUNGE

3.45m x 3.45m (11'3" x 11'3")

Located towards the rear of the property, this room has one window overlooking the yard including a Venetian blind, a curtain rail and curtains. The area has solid timber flooring, one centre light piece, covings around the ceiling, one radiator, five power points and under stair storage.



## | KITCHEN

4.5m x 2.15m (14'7" x 7'0")

The extended galley style kitchen features units at eye and floor level finished in a modern grey colour scheme with extensive worktop counter space and a tiled splashback. The kitchen offers plumbing for a dishwasher, space for a cooker, an integrated extractor fan and a stainless steel sink. The room has tile flooring, timber panelled ceiling, one centre light piece, eight power points and one radiator. A door with glass panelling allows access to the enclosed rear yard.



## | GUEST W.C

1.4m x 1.7m (4'5" x 5'5")

Located off the kitchen, the guest w.c features a two piece suite. There is one window to the rear, vinyl flooring, one centre light piece and four power points. The gas boiler is housed within the room.



## | FIRST FLOOR STAIRS AND LANDING

The stairs to the first floor has carpet flooring. The landing area has one window to the rear, one centre light piece, three power points, decorative timber panelling, carpet flooring and a walk-in hot press area.

## | BEDROOM 1

3.45m x 2.2m (11'3" x 7'2")

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The area has solid timber flooring, built-in storage units, one radiator, six power points, one centre light piece and a timber panelled ceiling.



## | **BEDROOM 2**

3.45m x 2.1m (11'3" x 6'8")

This double bedroom has one window to the front of the property including a curtain rail and curtains. The room has solid timber flooring covered with carpet tiles, built-in storage units, one radiator, four power points, one centre light piece and a timber panelled ceiling.



## | **SHOWER ROOM**

1.5m x 2.6m (4'9" x 8'5")

The shower room features a three piece suite incorporating a Triton T80Z electric shower. The room has laminate timber flooring, PVC panelled wall in the shower area, one window to the rear, one centre light piece, one radiator and integrated storage space.



## | **SECOND FLOOR STAIRS AND LANDING**

3.26m x 1.36m (10'6" x 4'4")

The stairs and second floor landing area have carpet flooring throughout. There is one window to the rear, a Velux window, one centre light piece and timber panelling to the ceiling and walls.

### | **BEDROOM 3**

3.2m x 3.13m (10'4" x 10'2")

This large double bedroom has one window to the front of the property including a curtain rail and curtains. The room has laminate timber flooring, built-in units from floor to ceiling, one large radiator, six power points and one centre light piece. A door allows access to an en suite bathroom.



### | **EN SUITE**

The en suite bathroom features a three piece suite incorporating a Triton Trance electric shower. The room has laminate timber flooring, one window to the front of the property, one wall-mounted light piece and wall-mounted shelving.

### | **BEDROOM 4**

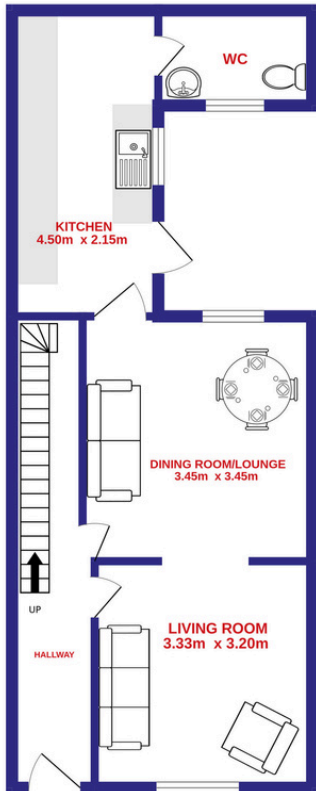
3.2m x 2.6m (10'4" x 8'5")

A large double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has laminate timber flooring, built-in storage, a timber panelled ceiling, one radiator, four power points and one centre light piece.

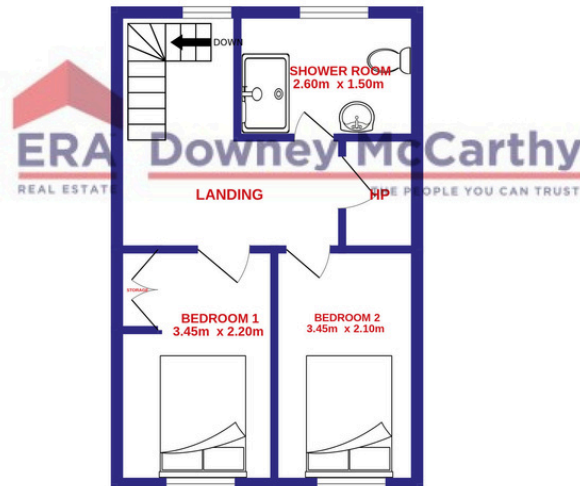


# | FLOOR PLAN

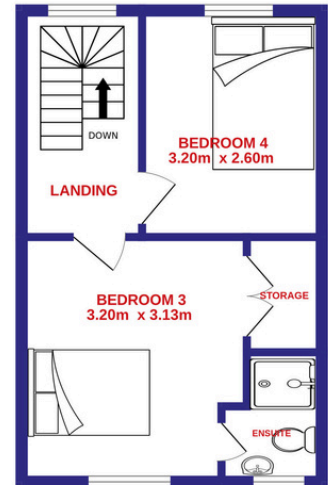
GROUND FLOOR



1ST FLOOR

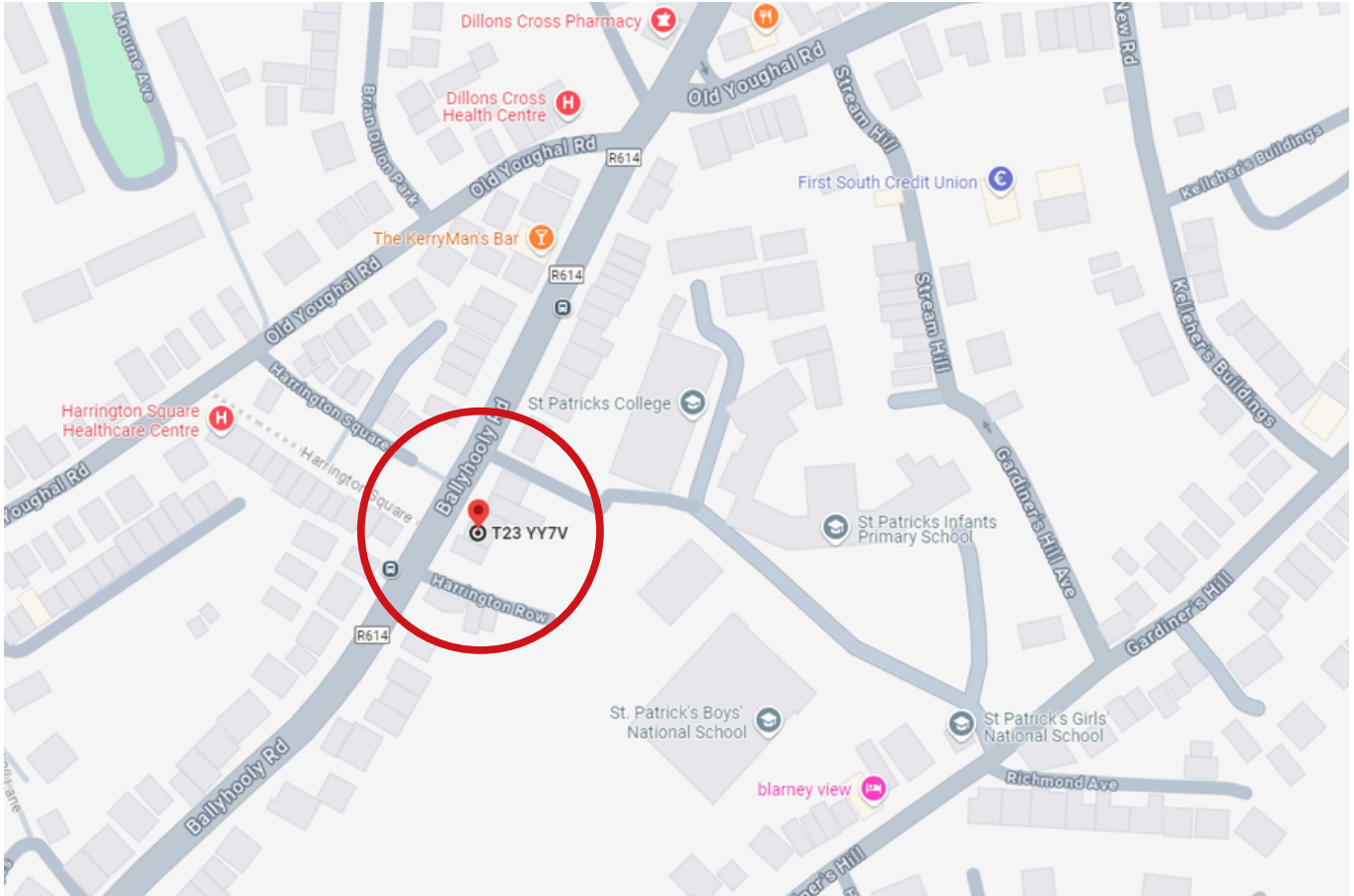


2ND FLOOR



## | DIRECTIONS

Please see Eircode T23 YY7V for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**

THE PEOPLE YOU CAN TRUST

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