

## Colwyn, 10A Ashgrove Park, Bishopstown, Cork



ERA Downey McCarthy, jointly with Kevin O'Sullivan of Barry Auctioneers, are delighted to present to the market this superbly positioned and most spacious detached bungalow, located in a much sought after residential area in Bishopstown, Cork. The property is close to the N40 South Ring Road network and is within walking distance of all amenities including shopping centres, shops, UCC, MTU, CUH, bars & restaurants, schools and various sports facilities.

Accommodation consists of reception hallway, living room, sitting room, kitchen, utility room, three bedrooms, an en suite bathroom plus the main family bathroom on the ground floor. Upstairs the attic has been converted to provide three additional rooms and a shower room.

**AMV: €495,000**

**BER C3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

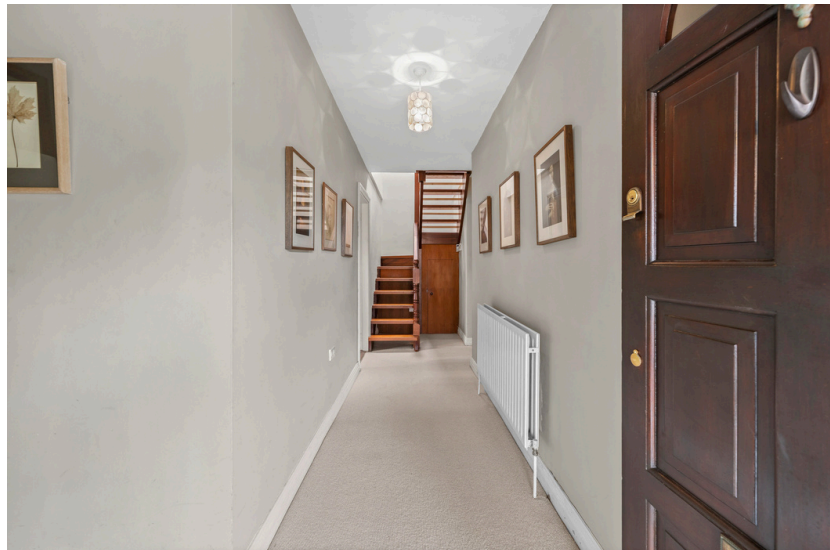
## | FEATURES

- Large private south facing site
- Approx. 177.08 Sq. M. / 1,906 Sq. Ft. including the attic
- Built in 1984
- BER C3
- Well-maintained and very well presented throughout
- Converted attic provides extra space for home office / study / storage use
- Maintenance free rear garden area
- Private garden and driveway to the front
- Valuable parking spaces off the street
- Ideal location with all essential and recreational amenities close by
- Close proximity to CUH / CUMH and MTU
- Sought after mature residential location
- Easy access to the N40 and located along the main bus routes

## | RECEPTION HALLWAY

6.52m x 6.47m (21'3" x 21'2")

A solid teak door with centre and side glass panelling allows access into the property. The bright and spacious main reception hallway has carpet flooring, three light fittings, one radiator, under stair storage, alarm control point, and attractive neutral décor.



## | LIVING ROOM

4.7m x 3.93m (15'4" x 12'8")

The main living room is triple aspect and flooded with natural light. The room has solid timber flooring, centre light fitting, radiator, an original feature fireplace and display and storage units.



## | SITTING ROOM

3.85m x 3.93 (12'6" x 12'8")

This second living space has one window to the side of the property, carpet flooring, centre light fitting, radiator, a feature brick fireplace, built-in display and storage units, television point, and a door allowing access into the kitchen.



## | KITCHEN/DINING ROOM

3.97m x 3.94m (13'0" x 12'9")

The kitchen/dining room is dual aspect with one window to the rear of the property and one window to the side. The kitchen features solid fitted units at eye and floor level in an L-shape with extensive worktop and tile splashback, a stainless steel sink, built-in oven/hob/extractor fan, plumbing for a washing machine and a dishwasher, space for a fridge freezer and ample storage space. There is one centre light fitting, one fluorescent light fitting, vinyl flooring, and power points. A door allows access into the utility room.



## | UTILITY ROOM

2.17m x 1.4m (7'1" x 4'5")

The utility room has vinyl flooring, one door to the rear, plumbing for two washing machines, space for a fridge freezer, and one centre light fitting.



## | BEDROOM 1

3.83m x 4.12m (12'5" x 13'5")

The large master bedroom has one window to the rear of the property, timber flooring, radiator, centre light fitting, and a door allowing access to the en suite bathroom.



## | EN SUITE

1.39m x 1.45m (4'5" x 4'7")

The en suite features a two piece suite, a window to the side of the property, centre light fitting, timber flooring, and tile splashback above the sink.



## | BEDROOM 2

3.76m x 3.63m (12'3" x 11'9")

Another spacious double bedroom that has one window overlooking the front of the property, carpet flooring, radiator, centre light fitting and built-in wardrobe units.



## | BEDROOM 3

3.75m x 2.86m (12'3" x 9'3")

Currently being used for storage, this double bedroom has one window to the front of the property, timber flooring, one radiator, and one centre light fitting.



## | BATHROOM

3.63m x 2.3m (11'9" x 7'5")

The ground floor bathroom features a four piece suite, including a separate bath and a shower cubicle incorporating a power shower off the mains. The room has floor and wall tiling, centre light fitting, frosted window to the rear, large radiator, and attractive décor. There is access to a hot press area also.



## | STAIRS AND LANDING

3.94m x 6.85m (12'9" x 22'4")

A timber staircase leads you to the first floor. The landing area has carpet flooring, an attractive timber panelled ceiling, two large Velux windows, a large radiator, two wall-mounted light fittings and access into the eaves of the attic.



## | ROOM 1

3.7m x 3.18m (12'1" x 10'4")

This generous sized room has two Velux windows, which fills the area with extensive natural light. The room has carpet flooring, one centre light fitting, large radiator, and an attractive timber panelled ceiling.



## | ROOM 2

5.41m x 2.96m (17'7" x 9'7")

Another spacious room has a Velux window, carpet flooring, centre light fitting, large radiator, attractive timber panelled ceiling and built-in storage space.



### | ROOM 3

2.43m x 3.25m (7'9" x 10'6")

This room is currently being used for storage space. There is carpet flooring, a Velux window, attractive timber panelled ceiling, radiator, and access into the eaves of the attic.



### | SHOWER ROOM

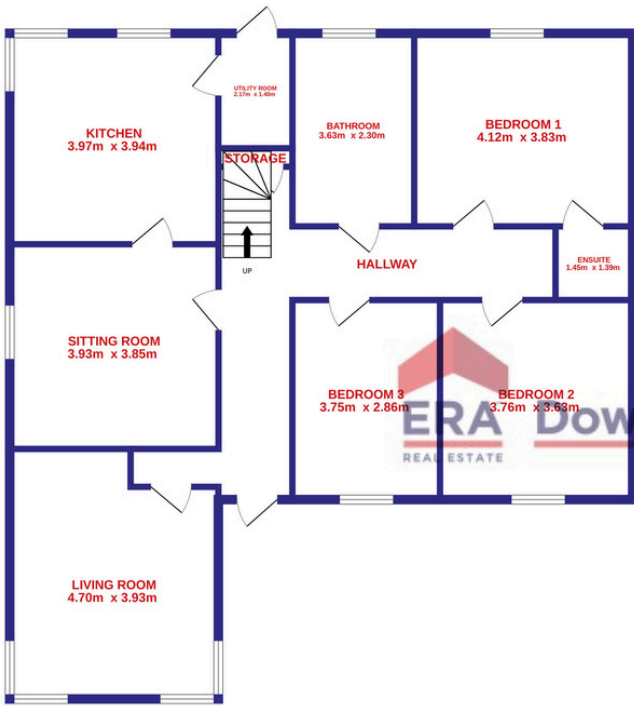
2.03m x 1.55m (6'6" x 5'0")

The shower room features a three piece suite including a shower cubicle incorporating a Mira Sport 8 electric shower, carpet flooring, a timber panelled ceiling, a Velux window, and a centre light fitting.

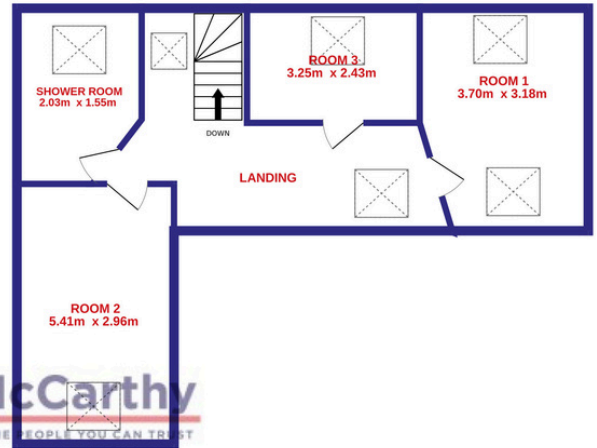


# | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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REAL ESTATE THE PEOPLE YOU CAN TRUST



## | GARDENS AND EXTERIOR

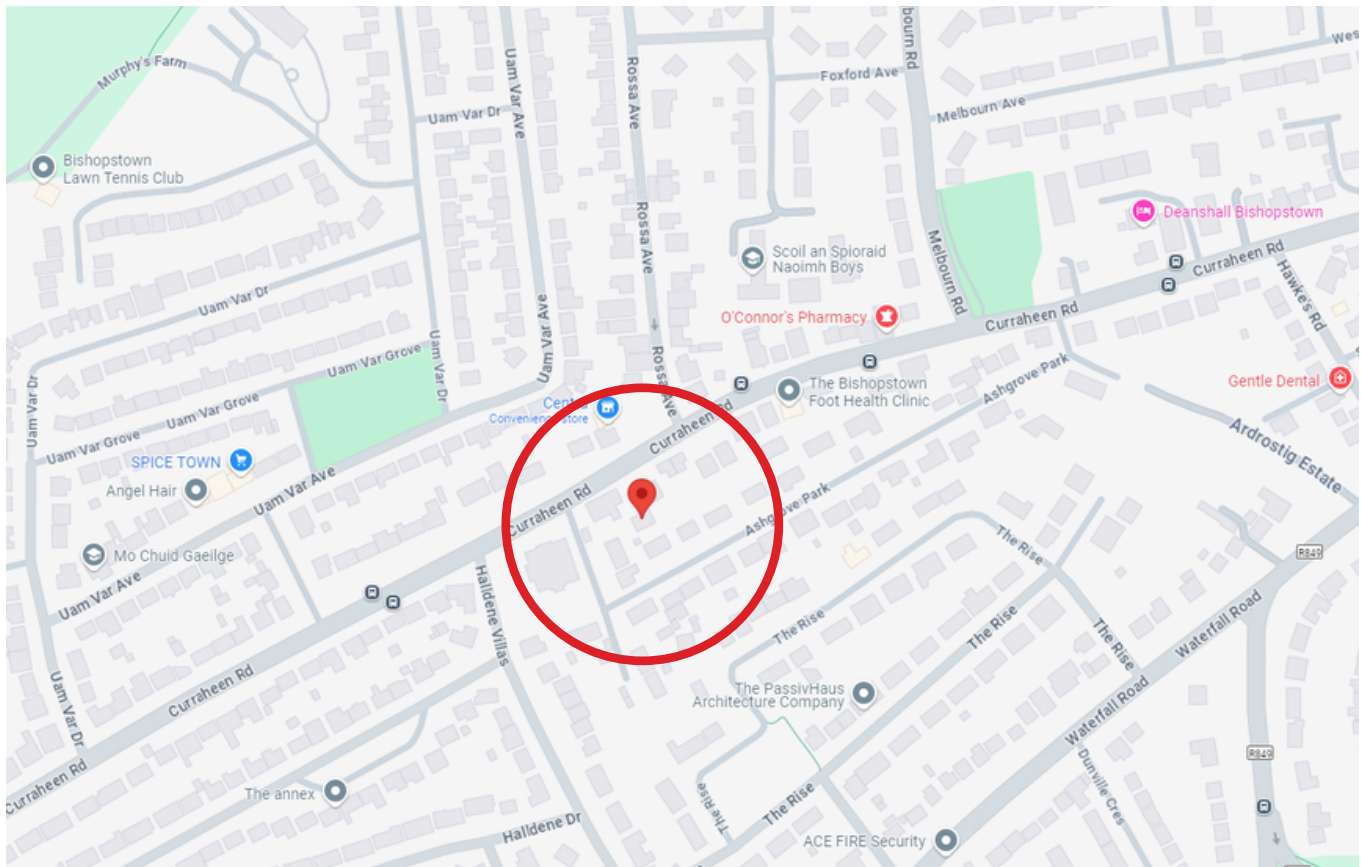


The front of the property is fully enclosed and accessed via secure gates from the main road. A private entrance with a sweeping driveway leads up to the front of the property. There is a mature garden to the front, ample off street parking spaces for a couple of vehicles and side access to the rear.

The rear of the property is fully enclosed and maintenance free. There is a well-maintained patio and a gravelled area with mature shrubs and plants abounding. There is also a Barna shed for storage.

## | DIRECTIONS

Please see Eircode is T12 X2C5 for directions.



## | ALL ENQUIRIES TO:



**Michael Downey** B.Comm, MIPAV, QFA  
**087 7777117**  
**michael@eracork.ie**



**Caroline Downey** BA, MSc, MIPAV MMCEPI  
**083 0255433**  
**caroline@eracork.ie**



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