

38 Elderwood Avenue, Boreenmanna Road, Ballintemple, Cork



ERA Downey McCarthy are delighted to launch to the market this spacious, highly energy efficient (B3), three bedroom duplex, located in the popular residential estate of Elderwood on the Boreenmanna Road, which benefits from its great location, close to Ballinlough, Ballintemple and Blackrock. Cork city centre and all essential local amenities are also in close proximity.

Accommodation consists of a private stairwell, reception hallway, open plan kitchen/dining/living area and guest w.c on the ground floor. Upstairs the property offers three spacious double bedrooms, an en suite bathroom and the main family bathroom. There is a lovely courtyard area outside the back of the property, ideal for entertaining in the summer months, as it is west facing and captures the afternoon/evening sun. Finally there is a designated car space allocated exclusively to No. 38.

AMV: €320,000

BER B2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 106.51 Sq. M / 1,146 Sq. Ft
- Built in 2006
- BER B2 – Qualifying the property for Green Mortgage Interest Rates
- Designated car space -no. 38
- Natural gas fired central heating
- Double glazed PVC windows
- Three bedrooms
- Fully enclosed courtyard area
- Sought after residential address
- 10 minutes' to Cork city centre
- Located on the main bus route to Mahon Point and Cork city
- Management fees €811.05 per annum

| RECEPTION HALLWAY

9.55m x 2.44m (31'3" x 8'0")

A solid door allows access to the main reception hallway. The hallway has a centre light fitting, a radiator, timber flooring, a window to the front of the property, smoke alarm, and an alarm control point.



| KITCHEN/DINING

3.91m x 3.62m (12'8" x 11'8")

The kitchen area has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback. The kitchen includes plumbing for a washing machine, space for a built-in fridge freezer, space for an oven/hob/extractor fan, centre light fitting, dining space, radiator and double glass doors allow access out to the private courtyard. An open archway allows access into the living room.



| LIVING ROOM

4.76m x 3.77m (15'6" x 12'3")

The living area has timber flooring, sliding glass doors to the front of the property, radiator, centre light fitting, shelving units, power points, and neutral décor.



| GUEST W.C

1.62m x 1.23m (5'3" x 4'0")

The guest w.c features a two piece suite, frosted window to the front of the property, tile flooring, centre light fitting, neutral décor, and a radiator.



| STAIRS AND LANDING

4.59m x 2.33m (15'0" x 7'6")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is access to a large hot press area ideal for storage, and an access hatch to the attic.



| BEDROOM 1

2.84m x 3.8m (9'3" x 12'4")

A large double bedroom has one window overlooking the front of the property, carpet flooring, built-in units for storage, radiator, centre light fitting, and a door allowing access into the en suite bathroom.



| EN SUITE

1.67m x 1.83m (5'4" x 6'0")

The en suite features a three piece including a built-in shower cubicle incorporating a shower off the mains, tile flooring, centre light fitting, a wall-mounted light fitting and an extractor fan.



| BEDROOM 2

3.34m x 3.79m (10'9" x 12'4")

Another spacious double bedroom that has one window overlooking the rear of the property, carpet flooring, built-in units for storage, radiator, centre light fitting, and neutral décor.



| **BEDROOM 3**

2.94m x 2.35m (9'6" x 7'7")

This bedroom one window to the rear of the property, carpet flooring, radiator, centre light fitting, and neutral décor.



| **MAIN BATHROOM**

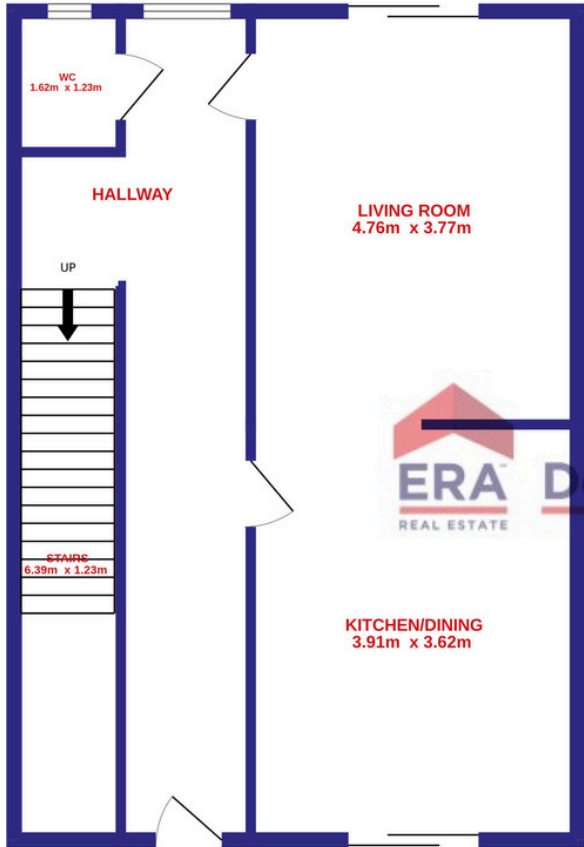
2.13m x 2.34m (6'9" x 7'6")

The main bathroom features a four piece suite including a shower fitted over the bath, tile flooring, centre light fitting, wall-mounted light fitting, radiator, and neutral décor.

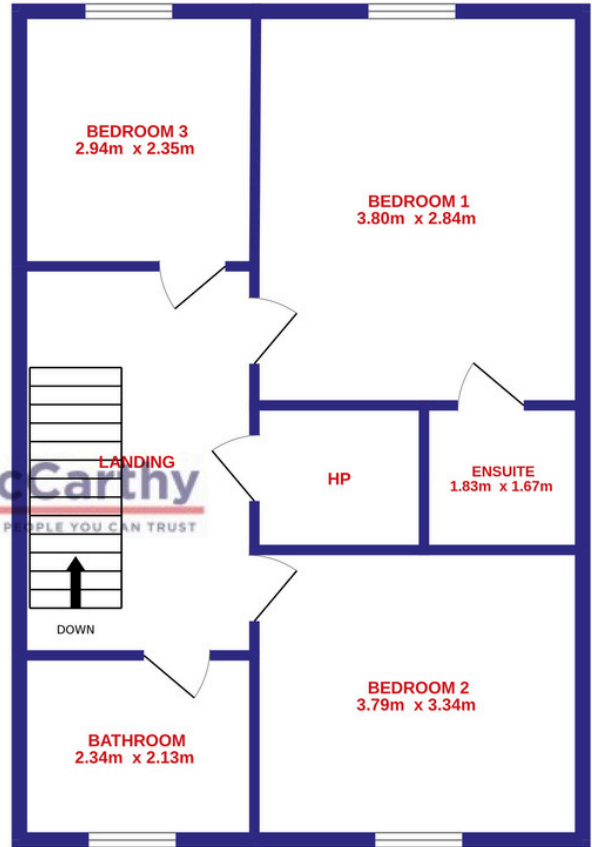


| FLOOR PLAN

GROUND FLOOR

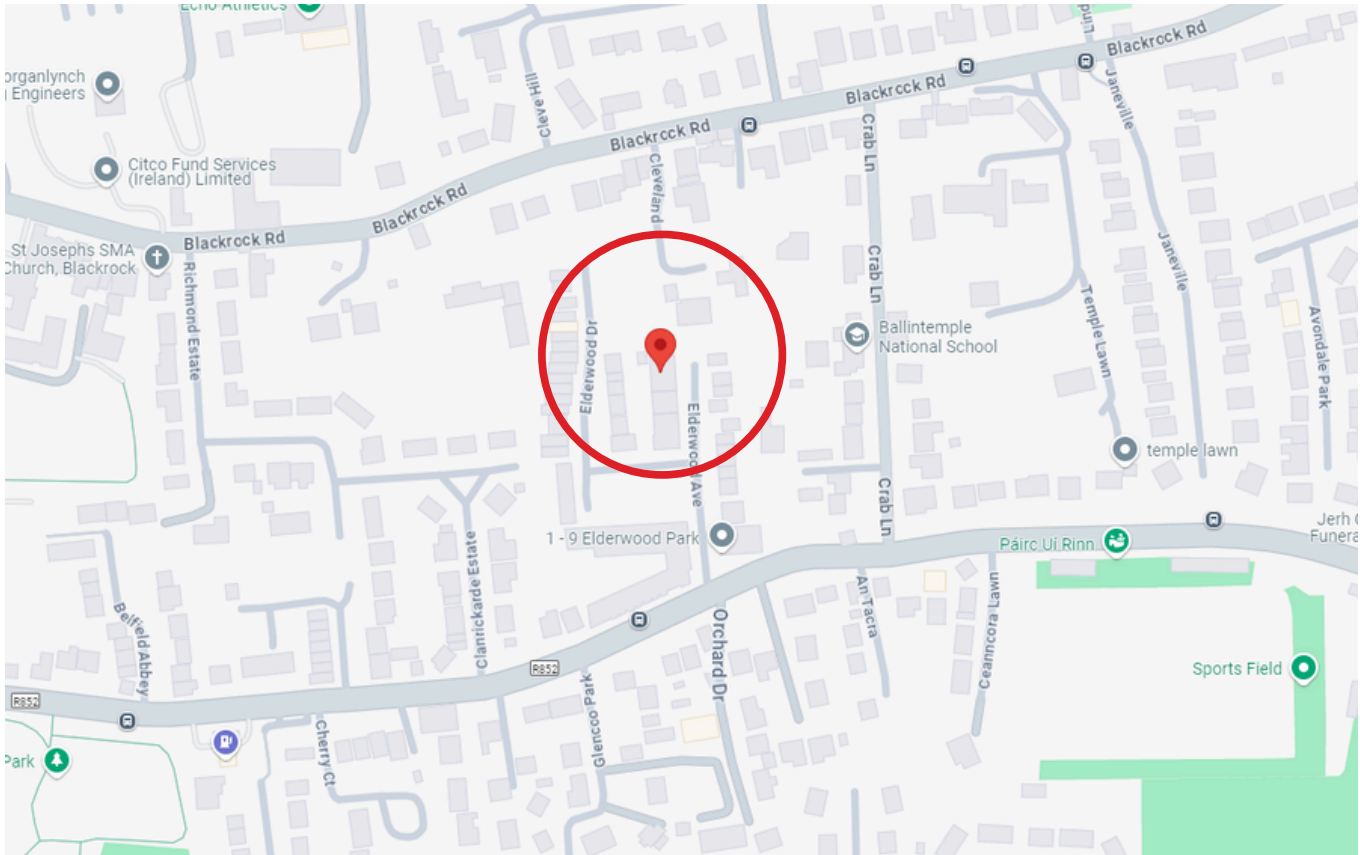


1ST FLOOR



| DIRECTIONS

Please see Eircode T12 FD40 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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