

15 Woodbrook Avenue, Bishopstown, Cork



ERA Downey McCarthy are delighted to present to the market this superbly positioned three bedroom, semi-detached property benefitting greatly from it's large, south facing, corner site in Woodbrook Avenue. No. 15 has immense potential to create a wonderful family home in an ideal and convenient location in Bishopstown, close to the N40 South Ring Road network and within walking distance of all amenities including Wilton Shopping Centre, CUH, CUMH, and MTU. Primary and secondary schools, UCC, bars & restaurants and sporting facilities are all in close proximity.

Accommodation consists of reception hallway, sitting room, open plan kitchen/dining/living area on the ground floor. Upstairs the property offers three bedrooms and the bathroom. There is a lot of room to the side of the property offering huge potential and ample space for a large extension subject to planning permission.

AMV: €395,000

BER E1

60 South Mall, Cork.

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PSRA No. 002584

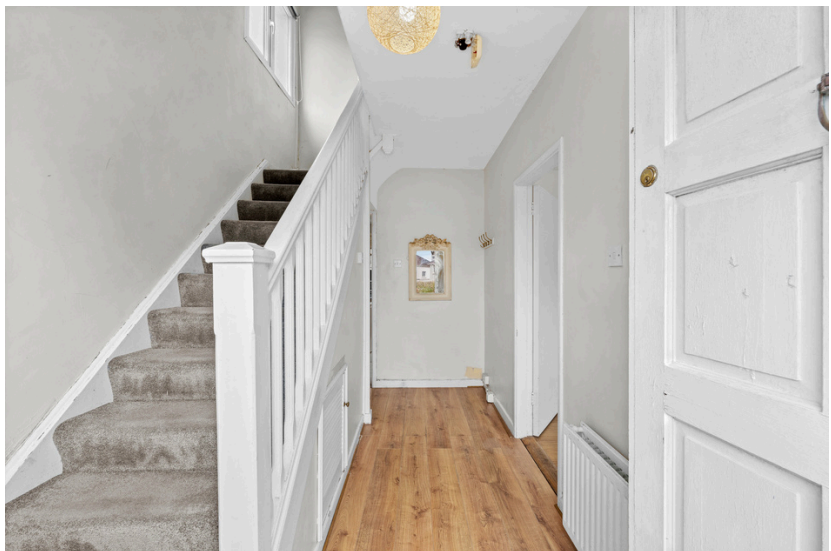
| FEATURES

- Approx. 95.68 Sq. M. / 1,030 Sq. Ft.
- Built in 1968 approx.
- BER E1 with the potential to reach A2 - mainly by insulating the roof and walls and upgrading the windows
- Fine corner site with ample space for an extension to the side of the property SPP
- Oil fired central heating
- Newly fitted bathroom
- House comes with vacant possession - vacant since December 2023
- Double glazed windows
- Three bedrooms
- Large rear garden which is fully enclosed
- Close to MTU, CUH, CUMH and Wilton Shopping Centre
- Close to all local amenities including shops, supermarkets, bars, restaurants
- Easy access to N40 road network
- Off street parking

| RECEPTION HALLWAY

3.95m x 2.19m (12'9" x 7'1")

A solid wood door allows access into the reception hallway. The hallway has timber flooring, one centre light fitting, a smoke alarm, under stair storage, and one radiator.



| LIVING ROOM

4.21m x 4.37m (13'8" x 14'3")

The living room has one large window overlooking the front of the property, which allows extensive natural light to flood the area. There is one centre light fitting, timber flooring, one large radiator, and a door allowing access into the open plan kitchen/living/dining area.



| OPEN PLAN KITCHEN/DINING/LIVING AREA

4.19m x 6.7m (13'7" x 21'9")

Also accessed via the reception hallway, the kitchen area has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback, space for an oven/hob/extractor fan, a stainless steel sink, space for a fridge freezer, and plumbing for a washing machine. The room has a feature fireplace, solid timber flooring throughout, extensive dining space, one radiator, two light fittings, two windows, neutral décor, and a door allowing access to the rear garden.



| STAIRS AND LANDING

1.98m x 2.27m (6'4" x 7'4")

The stairs and landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light fitting, one smoke alarm, and solid doors leading to all rooms.



| **BEDROOM 1**

3.83m x 4.3m (12'5" x 14'1")

This double bedroom has one window overlooking the rear garden, timber flooring, built-in wardrobe units for storage, one centre light fitting and one radiator.



| **BEDROOM 2**

3.43m x 4.28m (11'2" x 14'0")

Another double bedroom has one window overlooking the front of the property, wooden flooring, built-in wardrobe units for storage, centre light fitting and a radiator.



| **BEDROOM 3**

2.43m x 3.03m (7'9" x 9'9")

This single bedroom has a window to the front of the property, timber flooring, built-in wardrobe units for storage, centre light fitting and radiator.



| BATHROOM

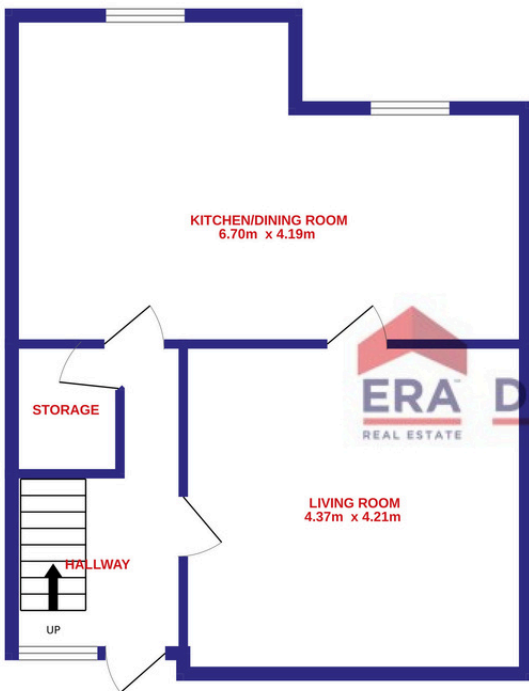
2.63m x 2.06m (8'6" x 6'7")

The newly fitted bathroom features a three piece suite including a built-in shower cubicle incorporating a Mira Elite SE electric shower, floor and wall tiling, frosted window, extractor fan, recessed spot lighting, a heated towel rail, and an access hatch to the attic. The hot press is also located within the bathroom.

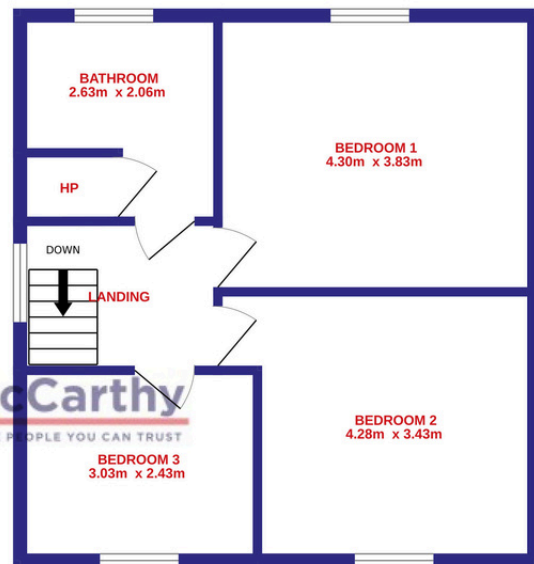


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

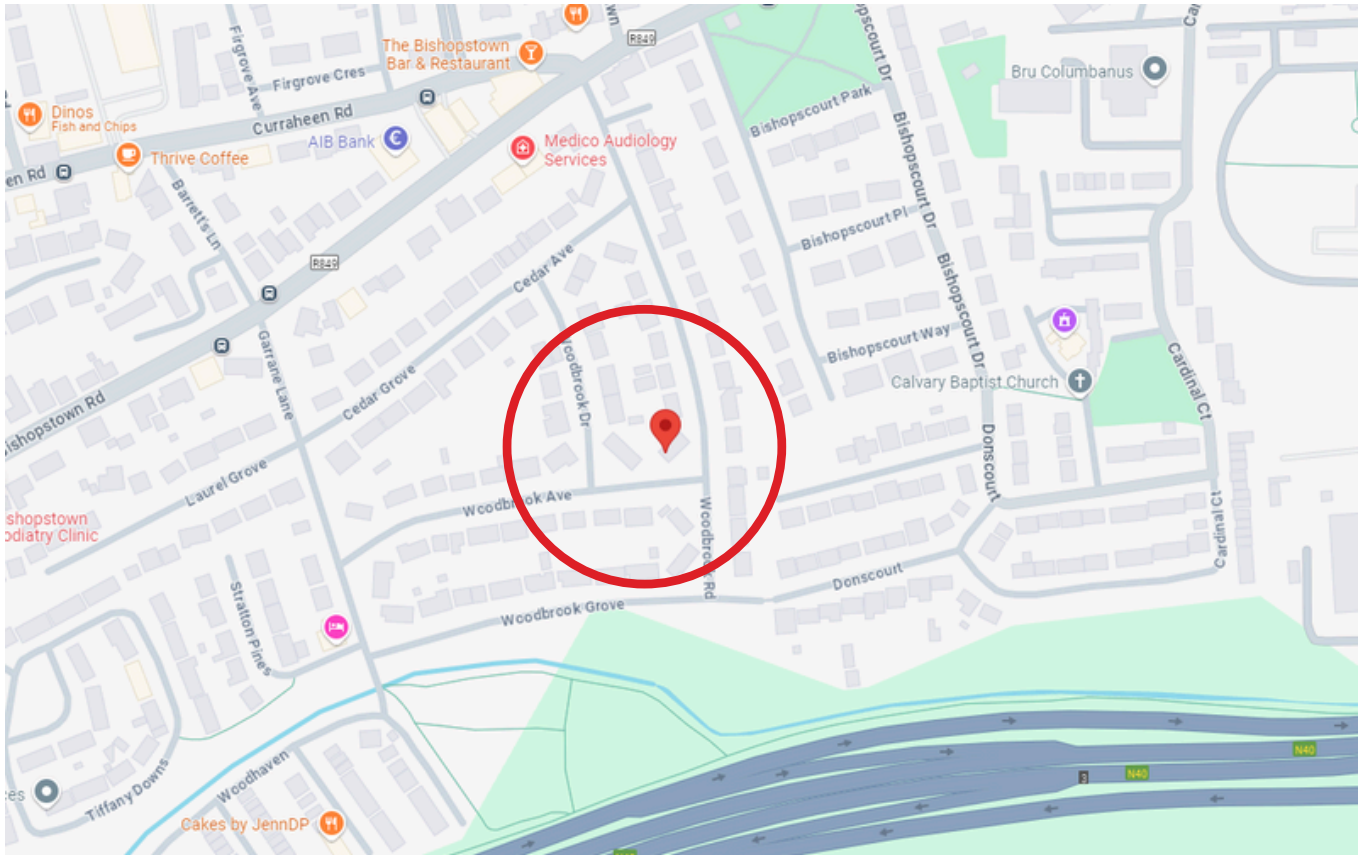


The front of the property is fully enclosed with mature hedging and offers a driveway to accommodate off street parking for two vehicles. There is a garden area which is laid to lawn, and an oil tank.

The rear of the property is fully enclosed on all sides with mature hedging and a block built wall. There is a concrete shed for storage, and a garden area which is laid to lawn.

| DIRECTIONS

Please see Eircode T12 AP6P for directions.



| ALL ENQUIRIES TO:



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