

FOR SALE

Alverna, 4a Lower Pouladuff Road,
Ballyphehane, Cork T12 RDP1



Paul O'Driscoll Auctioneer is delighted to offer for sale this very spacious 3-bedroom detached 2 storey residence in a mature residential location within a short distance of Cork City Centre.

The property has an east west aspect with a walled in rear garden and open plan double concrete driveway to the front to provide off street parking.

The property was built in 2007 to an exceptionally high standard and is well finished out throughout giving spacious bring living accommodation with modern fitted kitchen, ceramic tiling and timber flooring throughout. Solar PV panels installed.

Viewing comes highly recommended.

ACCOMMODATION

Hallway 18ft 9 x 6ft 6

Six panel PVC front door with side glass panel. Laminate timber flooring in hallway. Recessed lighting. Radiator. Alarm panel and Solar PV panel.

Guest WC 6ft 1 x 4ft 10

Ceramic tiled flooring. Toilet and vanity unit. Radiator. Towel rail.

Living Room: 13ft 4 x 11ft 2

Laminate timber flooring. Radiator. Window with blinds and curtain pole.

Kitchen Dining Room: 18ft 1 x 10ft

Ceramic tiled Flooring. Recessed lighting. Radiator. Fully fitted modern kitchen with wall and floor units. Stainless steel sink with hot and cold mixer tap. Built in oven, electric hob and extractor fan. Integrated fridge and dishwasher. Window with blinds and French doors with blinds to rear yard.

Utility: 4ft 11 x 4ft 7

Tiled flooring. Window with blinds. Radiator. Plumbed for utilities. Worktop.

FIRST FLOOR:

Pine staircase to first floor. Landing (12ft 7 x 6ft 6) has laminated timber flooring. Radiator. Hot press with dual immersion.

Bedroom 1: 11ft 10 x 11ft 3

Laminate timber flooring. Window with blinds and curtain pole. Radiator.

Ensuite 7ft 9 x 3ft 6

Fully tiled walls and floor. Toilet and vanity unit with LED mirror. Window with blinds. Radiator. Walk in shower unit with electric shower.

Bedroom 2: 12ft 10 x 8ft 9

Laminate timber flooring. Window with blinds and curtain pole. Radiator.

Bathroom: 6ft 5 x 6ft 4

Fully tiled walls and floor. Toilet and wash hand basin. Walk in shower unit with electric shower. Window with blinds. Radiator.

Bedroom 3: 9ft 3 x 8ft 11

Laminate timber flooring. Window with blinds and curtain pole. Radiator.

Second Floor:

Pine staircase to converted attic. Large Velux on landing.

Attic converted suitable for additional accommodation 14ft 10 x 14ft 9

Laminate timber flooring.

Services and features.

- Main's water
- Main's sewage
- Gas central heating
- BER A3

FEATURES

- Prime location close to all amenities.
- Off street parking
- PVC windows and doors throughout.
- Wired for alarm system
- Solar PV panels.

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



PSRA Licence No: 004540

ipav
Institute of Professional
Auctioneers & Valuers

TEGoVA
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS