

## FOR SALE

50 Lios Ard, Ballyhooly, Co Cork P51 X3T2



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this well-appointed detached 4-bedroomed 3 storey residence. The property is in a prime location within walking distance of the village of Ballyhooly within close proximity to all amenities.

The property is an exceptionally spacious family home with a single storey modern extension to the rear giving it a very bright and spacious kitchen-living area.

## **ACCOMMODATION**

Entrance hall: (2.86m x 4.57m) 9'4" X 15'

Spacious entrance hall with solid engineered oak flooring.

Understairs storage. Radiator. Guest toilet with wash hand basin.

Open Plan Kitchen/living/dining Room: (5.61m x 5.03m) 18'4" x 16'5"

Fully fitted modern kitchen with built in sink, hob, oven, extractor fan and central island. Large built in larder fridge and freezer. Timber flooring. Radiator.

Large patio doors leading out to garden.

Utility: (1.6m x 1.78m) 5'2" x 5'8"

Tiled floor. Built in worktop unit with sink. Plumbed for washing machine and dryer.

Sitting Room: (3.50m x 5.10m) 11'4" x 16'7"

Large spacious room with large west facing aspect. Fireplace piped for gas fire if required. Laminate timber flooring. Recessed lighting. Radiator.

### **First Floor:**

Spacious stairwell, carpeted. Window on break of landing.

Bedroom 1: (3.71 m x 3.68m) 12'2" x 12'

Carpet. Radiator. Built in Wardrobe. Built in open shelving. Window.

Ensuite: (2.21m x 1.75m) 7'2" x 5'7"

Fully tiled wall and floor. Walk in shower unit. Toilet and wash hand basin. Window.

Bedroom 2: (4.17m x 3.61m) 13'7" x 11'8"

Carpet. Radiator. Built in wardrobe. Window.

Ensuite: (2.21m x 1.75m) 7'2" x 5'7"

Fully tiled wall and floor. Walk in shower unit. Toilet and wash hand basin. Window.

## **Second Floor:**

Large spacious landing with built in storage area and hot press.

Bedroom 3: (3.61m x 2.49m) 11'8" x 8'1"

Carpet. Radiator. Built in open shelving. 1 Dormer window.

Bedroom 4: (3.61m x 2.29m) 11'8" x 7'5"

Carpet. Radiator. Built in open shelving. 1 Velux window.  
Built in storage window box.

Bathroom: (1.7m x 2.41m) 5'5" x 7'9"

Fully tiled walls and floor. Bath. Toilet and wash hand basin. Electric shower over bath. Velux window. Heated towel rail.

## **OUTSIDE**

The property is positioned on a corner site within the Lios Ard Estate with an east-west aspect. The rear garden is walled in and fully laid out in a patio.

The front of the property has a double driveway and a hedgerow and is overlooking the green.

## **SERVICES**

- Mains services
- Gas fired central heating
- BER B3
- PVC double glazed windows
- High speed broadband

## **FEATURES**

- Prime location close to Ballyhooly Village.
- Spacious 4 Bedroom home in excellent condition.
- Close to all amenities.
- Private parking.

## **VIEWINGS**

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

## **SALE PRICE:**

**Guide price: €310,000**



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