



FOR SALE

52 Lios Ard, Ballyhooly,
Co Cork P51 F8W5



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this well-appointed semi-detached 3 bedroomed 2 storey residence. The property is in a prime location within walking distance of the village of Ballyhooly within close proximity to all amenities.

This is a well laid out residence with spacious living accommodation with 3 well portioned bedrooms with double concrete driveway to the front and private rear garden with side entrance.

Viewing comes highly recommended.

ACCOMMODATION

Entrance hall: 16ft 7 x 8ft 7

Spacious entrance hall with solid front door with glass fan light. Tiled Hallway. Radiator with cover. Under stairs storage.

Guest WC: 6ft 1 x 4ft

Fully tiled walls and flooring. Window. Toilet and vanity unit.

Living Room: 16ft 7 x 10ft 5

Large spacious bright living room with large bay window overlooking front garden and driveway. Laminate timber flooring. Fireplace with built in wood burning stove. Radiator with cover and display unit overhead.

Kitchen area: 19ft 5 x 8ft 6

Fully fitted modern kitchen with wall and floor units with a granite effect laminate countertop. Black composite kitchen sink with mixer tap. Plumbed for washing machine and dishwasher. Built in extractor fan and wired for electric cooker. Tiled flooring and tiled splashback. Window overlooking rear garden.

Dining area: 10ft 9 10ft 2

Tiled timber effect flooring. Radiator. Double doors leading to rear garden and patio area.

Stairs and landing carpeted. Access to attic. Hot Press and Dual immersion.

Bedroom 1: 11ft 9 x 11ft 3

Laminate timber flooring. Two windows. Radiator.

Ensuite: 8ft 7 x 3ft 6

Fully tiled walls and floor. Walk in fully tiled shower unit with electric shower. Toilet and vanity unit. Window.

Bedroom 2: 11ft 2 x 9ft 2

Laminate timber flooring. Window. Radiator. Built in wardrobe.

Bedroom 3: 9ft 10 x 7ft 1

Laminate timber flooring. Window. Radiator.

Bathroom: 7ft 10 x 6ft 1

Fully tiled walls and flooring. Fully fitted three-piece bathroom suite with mixer shower unit over bath. Window. Radiator.

Stairs leading to attic:

Attic fully converted with laminate timber flooring. 1 Velux window. Radiator.

Note: this area was converted but does not comply with regulations therefore can only be used for storage.

OUTSIDE

Side entrance to walled in private rear garden with patio area and lawn area.

Door canopy awning from double doors over patio area.

Timber garden shed (9ft 1 x 6ft 6).

Double concrete driveway to the front.

SERVICES

- Mains services.
- Water softener.
- Gas fired central heating.
- BER C1
- PVC double glazed windows

FEATURES

- Prime location close to Ballyhooly Village.
- Spacious 3 Bedroom home in turnkey 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.

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