

1 Kilmorna Heights, Ballyvolane, Cork



This charming 3 bed semi detached family home situated in a mature estate just off the north ring road. The property is overlooking open green fields with a driveway to the front. The property is owner occupied and is in excellent condition throughout. The house has scope to be extended to the rear and potential to extend up into the attic.

Accommodation Comprises:

Entrance Porch Tiled floor with sliding glass front door.
6'0" (1.83m) x 2'4" (0.71m)

Hallway An inviting bright entrance hallway with a
UPVC front door, wood floor and radiator.
6'3" (1.91m) x 11'0" (3.35m)



Living Room Welcoming living room has a carpet, open
marble fire place with mahogany surround,
radiator, tv point and window.
12'0" (3.66m) x 13'11" (4.24m)



Kitchen/Dining Room

The Kitchen is very well fitted with floor and eye level units. The floor is tiled with backsplash tiling over the Kitchen counters with wood flooring in the Dining area with radiator. Two large windows overlooking the private rear garden.

18'9" (5.72m) x 10'10" (3.3m)

Utility

The utility has a vinyl floor, patio doors leading to the rear garden with a window to the side of the property.

8'0" (2.44m) x 15'9" (4.8m)

Office

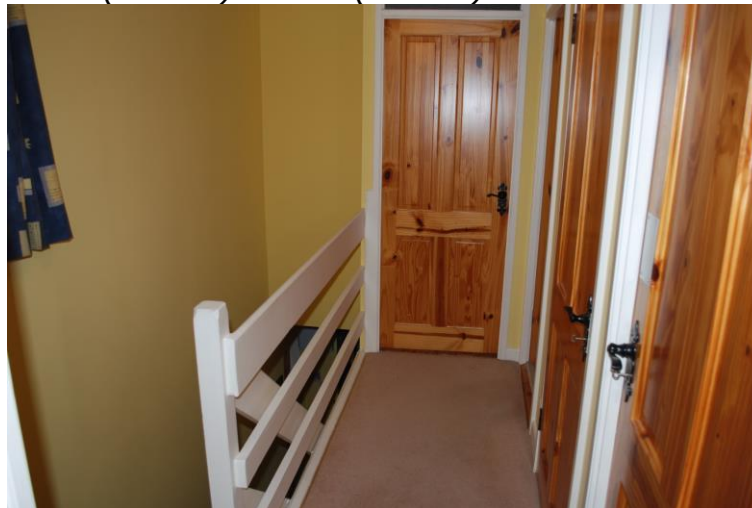
To the front of the house is the office which has a wooden floor, radiator and a window.

7'10" (2.39m) x 9'6" (2.9m)

Stairs & Landing

Carpet on stairs and landing, window on the landing and stairs to attic. Hot Press with immersion tank.

12'9" (3.89m) x 6'5" (1.96m)

**Main Bathroom**

3 piece bathroom suite, electric shower, vinyl floor covering, tiled around the shower unit and halfway up the walls around the rest of the room with a window and radiator.

5'11" (1.8m) x 6'4" (1.93m)

Master Bedroom

Double bedroom, radiator, a built in wardrobe, carpet and window over looking front garden. *12'4" (3.76m) x 11'0" (3.35m)*

Bedroom 2

Large double bedroom, radiator, wooden floor and window over looking the rear garden.

12'4" (3.76m) x 14'3" (4.34m)

Bedroom 3

Spacious single bedroom with wood floor, radiator, one window over the looking front garden. *9'0" (2.74m) x 8'0" (2.44m)*

Gardens

Outside private walled in rear garden with a lawn, a large garden shed and patio area with a side access, To the front there`s also a lawn with a driveway for off street parking.

**Features :**

- **Private walled in rear Garden**
- **Off street parking**
- **Oil Fired Central Heating**
- **PVC double glazed windows**
- **Located close to local amenities and Bus route**

Guide Price

Price €225,000

**For further information or
appointment to view please
contact our Sales Department on
021 427 0435**