



Mellrina
24 Whitethorn Avenue
Inniscarra View, Ballincollig, Cork

- Superb 4 bedroom semi-detached home - garage attached & conservatory to rear.
- Excellent decorative condition throughout.
- Separate utility room, guest WC & garage on ground floor. Four bedrooms on the first floor (one en suite).
- Attic conversion for storage.
- Highly desirable residential development with convenient access to all services.
- Fully alarmed property.

For Sale

By Private Treaty

Guide Price

€295,000

Agent: Mark Gosling

Mobile: 087 777 7274

BER Number: 107679805



Description

Behan Irwin & Gosling are delighted to offer this superb 4 bedroom family home to market. This property boasts a host of features including conservatory to the rear, attic conversion & en suite bedroom – not to mention the excellent decorative condition throughout. Situated within walking distance of Ballincollig Main Street with easy access to the link road and to Cork city this is sure to prove popular & early viewing is essential to avoid disappointment.



Entrance Hallway

Entrance porch with sliding door to main front door which is PVC with stained glass feature panel inset, parquet wood floor covering, radiator, centre light, alarm panel, phone point & 2 power point.

Living Room 4.27m X 3.27m

Semi-solid oak wood floor, cast iron solid fuel fireplace with oak mantle & surround with black marble hearth, radiator, centre light with rose, coving, window facing to front of property with window blind curtain and pole, TV point & 6 power points. Double doors leading to Kitchen/dining room.



Dining Room 3.73m X 3.28m

Semi-solid oak wood floor, radiator, centre light, window and sliding patio door to conservatory, TV point & 2 power points.

Kitchen 3.83m X 2.45m

Fully tiled floor, vanilla fitted kitchen at floor & eye level with fully tiled splashback, electric double oven, hob with extractor, dishwasher, centre light, window with blind & 8 power points.



Conservatory

3.12m X 3.09m

Tiled floor, radiator, centre light, double doors leading to garden at rear & 7 power points.



Utility Room

2.72m X 2.47m

Tiled floor, plumbed for washing machine and dryer, work counter over and storage units inbuilt, stainless steel drainer sink, light, window and door to rear garden.

Guest WC

WC, WHB, centre light, fully tiled walls and floor.

Stairs & Landing to 1st Floor

Stairs are carpeted, semi-solid oak wood floor to landing.

Bedroom One

4.03m X 3.44m

Oak wood effect laminate floor covering, built in wardrobes, radiator, centre light, window with blind, curtain & pole & 4 power points.



Bedroom Two

4.23m X 2.40m

Solid pine wood floor, radiator, 2 recessed spot lights, window, 6 power points.

En Suite - Fully tiled floor & walls, WC, WHB, bath, light, expelair & window.

Bedroom Three

3.54m X 3.28m

Oak wood effect laminate floor covering, built in wardrobes, radiator, centre light, window with blind and curtain pole & 4 power points.



Bedroom Four 2.36m X 2.81m
Oak wood effect laminate floor covering, radiator, centre light, window to front with blind and curtain rail, TV point & 4 power points.

Bathroom 2.27m X 1.81m
Four recessed lights, fully tiled walls & floor, WC, WHB, shower & window.

Attic (Converted for Storage) 6.38m X 3.86m
Solid pine wood floor, 2 Velux windows to rear of property, 2 radiators, 3 centre lights & power points.

Attached Garage 4.38m X 2.52m
Ample power points, lighting, double doors and window facing to front.



Outside
To the front of property there is off street parking with side gardens laid to lawn with mature hedge and shrubbery borders. The rear garden is laid to lawn with a barna shed and a landscaped patio area with mature hedge borders and outside tap & light.

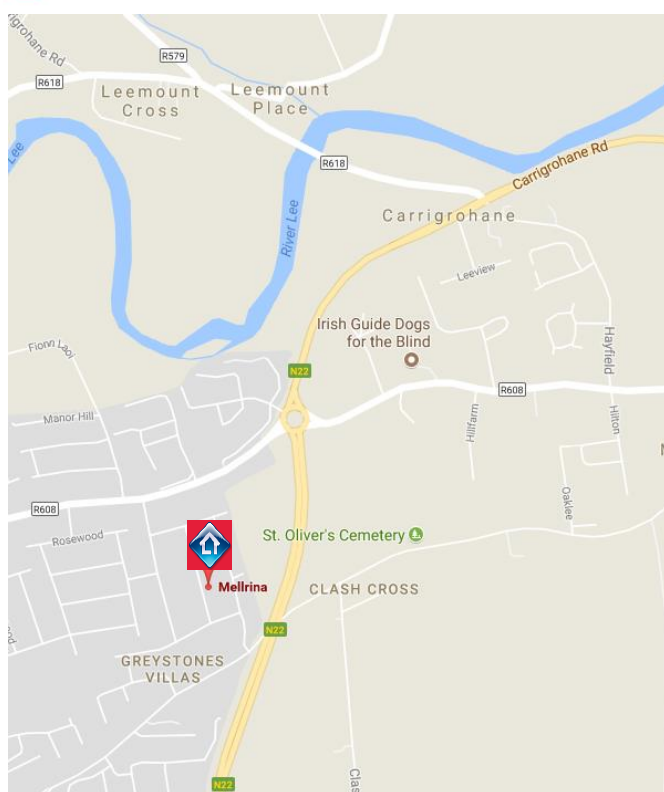
Heating: Oil Fired Central Heating

Area: 140.92 m²

Built: 1971

Solicitor : Claire O' Shea - O' Neil
Church View,
Ballinlough Rd,
Cork.

Viewing : **Strictly by appointment**
Mark Gosling
Behan Irwin & Gosling
40 South Mall, Cork



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