

Spacious 3 Bedroom Duplex in a superb location.

**No. 14 Ard na Rí,  
Banduff Road,  
Ballyvolane,  
Co. Cork.**

For Sale by Private Treaty



**A.M.V. €260,000**

**BER B2**

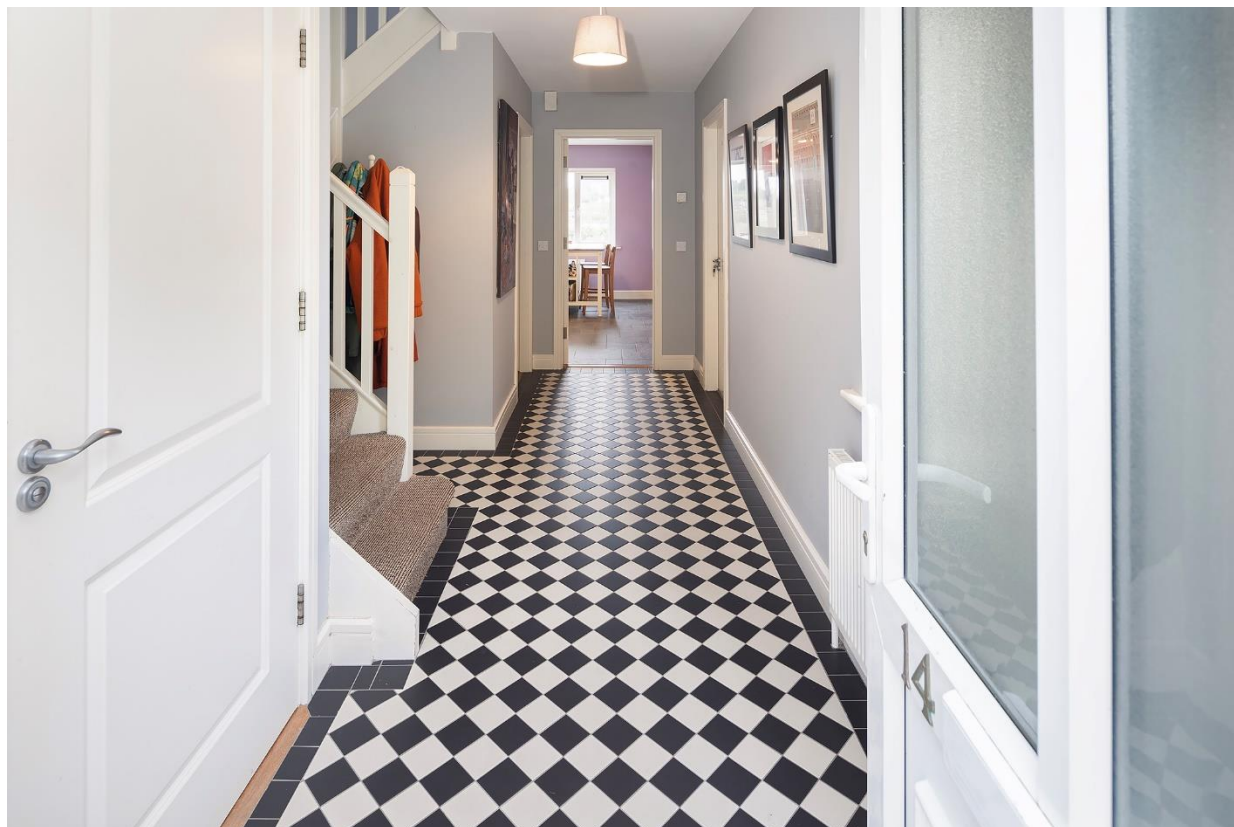
Built in 2009 No. 14 Ard na Rí comes to the market in turnkey condition having been maintained and decorated to a high standard by its owners.

Conveniently situated in this highly sought after location just off the North Ring Road and only a short drive from the City Centre and convenient to all amenities.

Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

**ACCOMMODATION:**

**Entrance Hallway:** 5.4 x 1.63 tiled floor



**Guest w.c.:** 1.7 x 1.5 tiled floor, w.h.b. & w.c.





**Kitchen/Dining Room:** 4.4 x 3.2 built in units and eye level presses, integrated fridge freezer and dishwasher, Gas hob and electric cooker, with double doors to:-





**Living Room:** 5.8 x 3.4 laminate flooring with dual patio doors leading to a balcony at the front with views over the City and to the decking area at the rear.







Utility Room: 1.7 x 1.6 tiled floor, shelving, plumbed for washing machine and dryer.



**FIRST FLOOR :**

**Bathroom:** 3.3 x 1.87 tiled floor & bath surround, bath, w.c. & w.h.b.



**Master Bedroom:** 3.6 x 3.2 built in wardrobe.

c.







**En-suite:** 1.8 x 1.6 tiled floor, pumped shower, w.h.b & w.c.



**Bedroom 2:** 3.3 x 3.3 front aspect, built in wardrobe.



**Bedroom 3:** 2.7 x 2.7 rear aspect.





OUTSIDE:

Parking to the front.

Private, enclosed rear garden with decking area & shed.







### FEATURES:

- Bright & spacious duplex style property in a most desirable location
- Superb condition throughout
- Gas fired central heating (new boiler installed in 2022)
- Built-in kitchen & appliances included.
- Well maintained complex
- Ample parking
- Private rear garden with shed & raised deck.
- Convenient location in close proximity to amenities and transport links

EIRCODE :

T23 YR83

TITLE:

Freehold / Long Leasehold.

SERVICE CHARGE:

€650 per annum

BER DETAILS:

B2 - BER No. 100767185

SERVICES:

Mains water, drainage & gas.

VIEWINGS:

Strictly by prior appointment.



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