

# A Ballyhooly beauty



Ballyhooly Road, Dillon's Cross, Cork  
 €250,000  
 Size: 64 sq m (680 sq ft)  
 Bedrooms: 2  
 Bathrooms: 1  
 BER: C1



This two-bed near Dillon's Cross has had many upgrades in the lifetime of the current owners, reports **Tommy Barker**

**T**HERE'S a new estate agency business sign going up on No 34 Bally-

hooly Road, as the handily-set home comes to market with a broadly affordable €250,000 AMV. The tidily kept mid-terrace house, by Cork's Dillon's Cross within a walk of the city centre, is listed with a new selling firm, Patricia Stokes Auctioneers and Valuer – a new name, but the agent, Patricia, or Trish



Stokes, has 35 years direct experience in the Irish residential property market.

Having worked across the sector, and for several national agencies and with major builders as well as private clients at all ends of the price scale, the very well-known Ms Stokes has decided it's time to go on her own.

Based at 1 Horgan's Quay, (pic, above) Ms Stokes' first listings is this cute mid-terrace house, selling for vendors who are now trading up.

She notes its suburban setting halfway between the city centre and Ballyvolane. It is a two-bed, with railed front garden plus rear extension and has a raised

garden/back yard for outdoor space, laid out over two levels. It's all in very good order for its age, still with lots of its original charm.

Ms Stokes says "No 34's been in the one family ownership for the past 20 years. And, while its origins date back to 1890, the property has undergone many upgrades over the years and as a result, boasts an impressive C2 energy rating." It has planning permission granted for an extension if the new owner wants to act on that in time, and right now it has a ground floor hall, living room, and kitchen/dining room, with two first floor bedrooms, while the bathroom's also up at first-floor level.

No 34 has double glazing and gas central heating, with a gas fire in the living room which also has an exposed ceiling beam and spot-lighting, while the single-storey back kitchen extension has two Veluxes in the roof.

The private rear outdoor space is nearly a room in its own right, it's suggested, with synthetic grass cover or astroturf on one section, and there's both a piped water supply and a power point, along with exterior lighting.

The location by Dillon's

Cross is close to shops, shopping centre, schools and services, as well as the range at nearby St Luke's, says Patricia Stokes, adapting as her new business's motto "experience matters with new beginnings".

**VERDICT:** No bally hooly at this handy address.





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