



CHARTERED SURVEYORS  
AUCTIONEERS  
VALUERS  
ESTATE AGENTS

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Pristine, 2 bed townhouse which has been lovingly upgraded by its present owners. The property is very centrally located and is within walking distance of Ballincollig village and all its amenities; schools, shops, restaurants and pubs so there will be no arguments about who is going to drive home!

The property has a beautiful south facing rear garden and is ideally suited to a first time purchaser, down sizer or investor.

Ballincollig village has easy access to the South Ring road network which in turns gives access to CIT, CUH, Cork City Centre and the Jack Lynch Tunnel.

71 Coopers Grange, Old Quarter, Ballincollig, Co Cork P31 A397

Advised Market Value (AMV) 260,000

**For Sale**  
by Private Treaty



**Entrance Hall:** **4.85 X 1.98m**

Spacious, bright hall way with cream porcelain tiled floor and cornicing to the ceiling .

**Kitchen:** **3.73 X 2.55m**

Bright contemporary kitchen with high gloss cream eye and floor level kitchen units. Single drainer sink unit. Gas hob, electric oven and integrated extractor fan . Washer dryer, dishwasher and American style fridge. Cream porcelain tiled floor.



**Living Room:** **4.70 X 3.55m**

Comfortable and cosy sitting room. High quality laminate floor. Integrated gas fired stove with wooden mantle. Patio Doors to sunny south facing, private rear garden and patio area.

**Guest WC**

WC and Wash hand basin. Porcelain tiled floor.

**Master Bedroom** **3.45 X 4.21m**

Spacious double bedroom. Wool Carpet. Ample built-in mirrored wardrobes.

**Airing Cupboard/store room**

Shelved walk-in airing cupboard with dual immersion fully insulated hot water cylinder.

**Bedroom 2** **3.00 X 2.65m**

Double bedroom with beautiful wool carpet. Built-in wardrobe storage space.



**Bathroom** **2.45 X 1.59m**

Beautifully decorated bathroom which has been tastefully upgraded by the current owners. Bath with overhead electric Mira shower. WC and wash hand basin. High quality tiled bath surround. Tiled floor.

**Attic:**

The attic has been fully floored and has the potential of being converted to a further room subject to planning approval.



#### **Outside:**

**Parking:** There is allocated parking for 1 car together with visitor car parking across the road.

**Garden:** There is access to a sunny South facing, private garden from the living room. The space includes a patio with beautifully planted raised beds and a graveled area.

To the front of the property there is a small front garden with a railing. This includes a useful designated bin storage area.

**Total Floor Area: 868 sq ft**

#### **Features:**

- Very central location, just minutes walk to Ballincollog Village and all its amenities.
- Pristine, walk-in condition throughout, the current owners having upgraded all the internal finishes
- Sunny private rear garden which has been beautifully planted
- Double glazed windows throughout
- Zoned gas fired central heating with Potterton boiler.
- Most curtains, blinds and light fittings are included with the sale. Also , washer/dryer and dishwasher, cooker, hob and overhead extractor fan.

#### **BER Details:**

BER: C1

BER No: 104414842

Energy Performance Indicator:

159.36 kWh/m<sup>2</sup>/yr

***INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS***  
**CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK**

#### **CONDITIONS TO BE NOTED**

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.

The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself otherwise as to the correctness of each of them.

In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail