



CHARTERED SURVEYORS  
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Casey and Kingston Auctioneers are delighted to present 12, Lisheen Fields to the market. 12, Lisheen Fields is a surprisingly spacious, exceptionally well presented, 4 bed, detached family home on a large private site. The property stretches to 1832 sq ft over 3 floors and is centrally located in a family friendly cul de sac just outside Ballincollig Village.

Built in 2012, with a high energy rating of B1, the property has been tastefully extended to incorporate a bright modern, open-plan kitchen/ dining room/family room. Lisheen Fields is a very popular, modern development which is located minutes off the N22, motorway, on the outskirts of Ballincollig village. Local amenities include supermarkets, pubs, restaurants, schools etc. This property must be seen to be really appreciated.

12, Lisheen Fields, Ballincollig, Co Cork.

Advised Market Value (AMV) 425,000



**For Sale**  
by Private Treaty



#### Entrance Porch

Timber hall door with glazed panels.

#### Entrance Hall 7.0 X 2.0m

Bright entrance hall. Cream **polished porcelain tiles, attractive covered radiator. Ceiling spot lights. Under stairs reading nook.** Separate storage room.

#### Guest WC 1.5 x 1.5m

Wash hand basin and WC. Tiled floor.

#### Sitting Room 5.7 X 3.3m

Beautifully decorated, spacious sitting room with bay window. Polished timber floor. Fire place with cream fire surround. Ceiling spotlights.

#### Kitchen/Dining/Family Room 6.6 x 5.4m

Spectacular open plan light filled space featuring floor to ceiling glazing and a double patio door to the back-garden patio area.

Cream country style eye and floor level kitchen units with matching granite counter tops. Leisure Cook Master gas range with double oven. Over-head extractor fan. Belfast sink with brass mixer tap and tiled splashback. Dishwasher and Samsung American Style Fridge.

Large island unit with granite counter top incorporating storage and seating space.

A dining and family area complete the room. Other features include 2 X velux windows, polished porcelain floor tiles, ceiling spotlights and a crystal chandelier.

#### Utility Room 1.6 x 1.6m.

Built in counter tops and wall units. Plumbed for washing machine and dryer.







## 2<sup>nd</sup> Floor

A velux window floods the 2<sup>nd</sup> floor landing with light.

### Bedroom 3 **4.3 x 3.3m**

Bright room with large velux window. Fully carpeted.

### Bedroom 4 **4.9 x 3.1m**

Extensive built in storage and shelving. Large velux window.

### Bathroom 2 **2.5 x 2.1m**

Bright and airy 2<sup>nd</sup> bathroom. WC, wash-hand basin. Heated towel rail. Corner shower unit with Mira electric shower. Fully tiled floor. Velux window.

### Airing Cupboard.

Dual immersion, fully insulated, hot water cylinder.



## First Floor

Carpeted stair case to spacious landing.

### Master Bed-room **4.5 x 3.2m (max)**

Spacious master bedroom with bay window overlooking green area. Built in mirrored double wardrobes. Chandelier centre light. Cream timber flooring.

### Ensuite **3.2 x 1.0m**

WC and wash-hand basin. Shower unit with integrated shower. Fully tiled floor and walls. Heated towel rail.

### Bedroom 2 **3.6 x 2.9m**

Great double bedroom with cream timber flooring and centre light which looks over the back garden.

### Bathroom 1 **2.4 x 2.3m**

Double ended bath with Wash hand basin and WC tiled floor. Velux window.



**BER Details: 104545926**

BER: B1

Energy Performance Indicator:  
92.42 kWh/m<sup>2</sup>/yr

**Features:**

- Very family friendly cul de sac location
- Easy access to the N22 Motorway and Ballincollig Village
- Tastefully decorated and in walk-in condition
- Fabulous kitchen/dining/family room
- Spacious bedrooms with ample storage
- Gas fired central heating
- Thermal solar Panels for hot water production
- Wood effect finish double glazed uPVC windows throughout
- High quality solid timber doors
- Curtains, blinds and light fittings are included in the sale. Also, fridge freezer, dishwasher and cooker
- Private, sunny back garden with patio
- Beautiful rural views from upstairs rooms

**Outside**

Large, private, sunny rear garden with patio area. The remainder of the garden is laid out as a lawn.

The front of the property has a cobble lock finish with parking for 2 cars. There is gated access at both sides of the property.



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

**CONDITIONS TO BE NOTED**

1. 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.
2. 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.
3. All descriptions, dimensions, references to condition and other details are given in good faith and 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.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail