

115 The Willows, Boreenmanna Road, Ballintemple, Cork



ERA Downey McCarthy are pleased to present to the market this beautifully presented, two bedroom, ground floor apartment in the much acclaimed and secure development of The Willows, Boreenmanna Road, Ballintemple. This is an ideal first time buy or investment opportunity, or for those who are looking to downsize. The location here is second to none, with the property being within easy reach of local schools, medical centre, bus routes and parks, as well as being within close proximity to Cork city centre and the Docklands. The Willows is a private, gated development comprising just 60 units, and offering well-landscaped communal gardens throughout.

Accommodation consists of reception hallway, superb open plan kitchen/dining/living area, utility room, two double bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €295,000

BER C3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 62.58 Sq. M. / 674 Sq. Ft.
- BER C3
- Electric heating
- Underfloor heating
- Beautifully presented
- Attractive décor throughout
- Two double bedrooms
- Secure gated development
- 1 x allocated parking space
- 1 x lock up storage unit at basement level
- Rent set at €1,350 per month (not including storage unit)
- Management fees €1,800 per annum
- Walking distance to local schools, dentists, medical centres and parks
- Close proximity to Cork city centre and the Docklands
- Easy access to the N27 road network
- On the 215A bus route

| RECEPTION HALLWAY

5.3m x 1.58m (17'3" x 5'1")

The welcoming reception hallway has high quality laminate flooring, attractive neutral décor, access to a storage press, two power points, and recessed spot lighting.



| OPEN PLAN

KITCHEN/DINING/LIVING

7.05m x 4.06m (23'1" x 13'3")

The superb, spacious, dual aspect open plan kitchen/dining/living area is flooded with natural light. There are double glass doors to the front of the property, and a door to the side, both allowing access to balcony areas which overlook a lovely, private green area.



The living/dining area has high quality laminate flooring, attractive neutral décor, ample power points, and one centre light piece. The kitchen has solid fitted units at eye and floor level with worktop counter, tile splashback, tile flooring, integrated double oven, electric hob, extractor fan, integrated fridge freezer, stainless steel sink, and a door to the utility room.



| UTILITY ROOM

1.23m x 1.32m (4'0" x 4'3")

The utility room has tile flooring, space for a washing machine, built-in storage, counter top, one centre light piece, and access to a hot press.



| BEDROOM 1

3.36m x 3.1m (11'0" x 10'1")

This main double bedroom has one large window overlooking the front of the property, new carpet flooring, attractive neutral décor, one centre light piece, and six power points. A door allows access to an en suite bathroom.



| EN SUITE

1.64m x 1.99m (5'3" x 6'5")

The en suite bathroom features a three piece suite including a large double shower cubicle, attractive floor and wall tiling, recessed spot lighting, integrated storage, and an extractor fan.



| BEDROOM 2

2.76m x 3.2m (9'0" x 10'4")

Another spacious double bedroom has one large window to the front of the property, built-in storage units, attractive neutral décor, new carpet flooring, one centre light piece, and six power points.



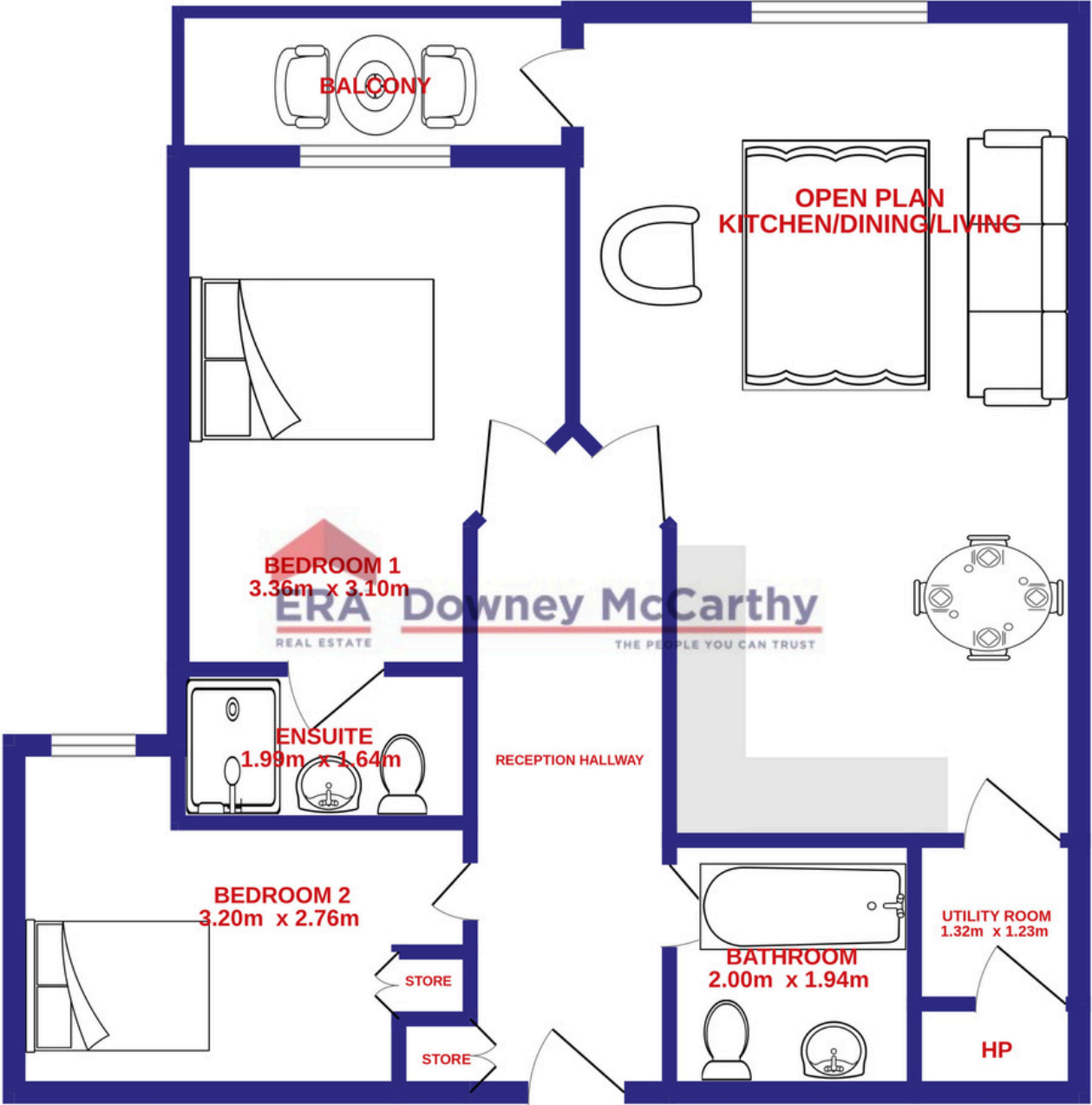
| BATHROOM

2m x 1.94m (6'5" x 6'3")

The main bathroom features a four piece suite including a shower fitted over the bath, floor and wall tiling, one wall-mounted radiator, recessed spot lighting, built-in storage, and an extractor fan.



| FLOOR PLAN





| DIRECTIONS

Please see Eircode T12 DE43 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Judy O'Brien
083 0681921
judy@eracork.ie



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or 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. The details are issued on the understanding that all negotiations on any property are conducted through this office.