

## 4 The Avenue, Highfield Park, Ballincollig, Cork City

BER B3



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this truly stunning, interior designed, three bedroom Duplex situated in the much-acclaimed development of Highfield Park, Ballincollig. The property, which has been meticulously maintained and has been lavished with high end finishes throughout is sure to attract the savvy buyer in the looking for a turn key home.



AMV: €285,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 8.7m x 1.0m  
A composite door with glass centre panelling provides access to the reception hallway. This beautifully presented area sets the tone for the entire property and two feature windows overlooking the front of the property both including venetian blinds which flood the landing areas with natural light. There is one centre light piece, one smoke alarm, two power points, one telephone point and an alarm control point.
- First floor landing  
The staircase is fitted with new carpet flooring throughout and the area itself has spectacular décor. The landing has two light fittings, one radiator cleverly disguised within a bespoke radiator cover, one smoke alarm and two power points.
- Guest W.C 2.21m x 1.5m  
The guest W.C features a two piece suite and offers modern tile flooring. A window overlooks the rear of the property with a venetian blind and there is one light fitting, one extractor fan and a radiator.
- Utility Area 1.1m x 0.8m  
Conveniently located off the landing this purpose built utility area has plumbing for a washing machine, space for a drier, tile flooring and two power points.
- Living Room 3.9m x 5.2m  
A beautifully presented living room has a large window and a pvc glazed door allowing direct access to a wrap around balcony to the front of the property. The room has new luxurious carpet flooring, one radiator, one light fitting, one smoke alarm, twelve power points, two telephone points and a thermostat control for the heating.



- Kitchen/Dining 3.33m x 4.41m  
The kitchen/dining features modern fitted units at eye and floor level in a U-shape with extensive worktop counter space and a tiled splash back. This dual aspect room offers one window to the rear and side of the property and both include Roman blinds. Features include tile flooring, recess spot lighting, an integrated fridge freezer, dishwasher, extractor hood, a bowl and a half stainless steel sink and space for an oven. The room also has one radiator, eleven power points, one telephone point and a built-in corner display cabinet.



• Family Bathroom 2.19m x 1.7m

• Balcony

carpet flooring, one light fitting and an array of built-in wardrobes from floor to ceiling. There is one radiator, four power points and one telephone point.

The family bathroom features a three piece suite with a shower head fitted over the bath. Features include impressive modern tiling, one window overlooking the rear of the property, one light fitting, one wall mounted light fitting, wall mounted shelving and a heated towel rail.

Accessed off the main living room this area is full enclosed with wrought iron railings, a stainless steel hand rail and is finished with timber decking planks.

### Features

- 101 Sq.M / 1087 Sq.Ft
- BER B3
- Year Built 2008
- Interior designed finish
- Much sought-after location close to all amenities
- Modern spacious living accommodation
- Ideal first time buy/Investment opportunity
- Potential rental income of €1600 per month
- Three double bedrooms
- Management Fee €820 P.A
- Fully alarmed
- Gas fired central heating
- Double glazed windows
- 2 designated parking spaces

### Directions

Please see Eircode P31X751 for directions.



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