

## 19 Tara, An Caislean, Ballincollig, Cork



ERA Downey McCarthy are delighted to launch to the market this magnificent two bedroom duplex penthouse located in the much sought-after development of An Caislean Ballincollig. The property offers spectacular views over Ballincollig and the surrounding countryside.



€195,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway

The reception hallway features carpet flooring throughout. The area has wall mounted light pieces, one smoke alarm, access to the attic, one storage area and two power points.

- Living Area 3.16m x 4.29m

A bright spacious living room with has a west facing window and a doorway which provides access to a magnificent outside balcony area. The room itself has high ceilings, wall mounted light pieces and superb décor including high quality laminate timber flooring. The area has one large radiator, six power points, one phone point and television point.



- Kitchen/Dining Area 5.13m x 3.07m

The kitchen/dining area features modern units at eye and floor level in an L shape with extensive worktop counter space along with a tile splash back. The kitchen area has tile flooring, one wall mounted light piece, one smoke alarm and includes an integrated oven, hob, extractor fan and accommodates space for a fridge and freezer. There is a stainless steel sink with drainer unit and ten power points.

The dining area features a dual aspect with one window facing West and a PVC door with glass paneling facing North which allows access onto the patio area. The dining area has vinyl floor covering, one wall mounted light piece, one radiator and two power points.



- Utility Room

The utility room which is located off the first floor landing has vinyl floor covering and houses a washing machine, drier and offers extensive storage space throughout. This very versatile room is a rare find within an apartment and will prove to extremely useful for residents.

- Staircase

Stairs from the first floor landing allows access to the ground floor area which houses two double bedrooms and the main family bathroom.

The lower landing area has extensive space and offers additional storage under the stairs. The area has one radiator, two power points, two smoke alarms, one intercom system for the doors and gates. A separate door allows access from the communal hallway of the complex into the apartment at this point as well.

- Bedroom 1

4.85m x 4.32m

A spacious double bedroom has one window to the front of the property which includes curtain rail and curtains. The room has carpet flooring, neutral décor and built-in units from floor to ceiling. There are two wall mounted light piece, six power points, one radiator and one television point. A door off the room allows access to an en suite bathroom.



- En Suite

The en suite features a two piece suite with a pump action shower. The room has tile flooring, tiles around the shower, one wall mounted light piece, one extractor fan and one radiator.

- Bedroom 2

4.28m x 2.85m

A large double bedroom has one window to the front of the property which includes a curtain rail and curtains. The room has carpet flooring, built-in units from floor to ceiling, two wall-mounted light piece, one radiator, four power points, one television point and one telephone point.



- Bathroom 2.71m x 2.13m


The family bathroom features a three piece suite with a jacuzzi bath. The room has tile flooring and tiling around the bath. Other features include two wall mounted light piece, one radiator and one extractor fan.

## Features

- Gas fired central heating
- Double glazed windows
- BER
- Management fees €1450 per annum
- Gated underground parking area
- Rent set at €1,100 from August 2016
- Ideal investment/first time buy
- Close to all amenities including the N40 road network.

## Directions

Please use Eircode P31CH52

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