

138 PINE WALK,

MUSKERRY ESTATE, BALLINCOLLIG, CORK P31 NY50



O'Mahony Walsh welcome to the market **138 Pine Walk**, a well-maintained 3 bedroom, 2-bathroom link detached home with an attached garage, perfectly positioned in a quiet cul de sac setting, just a short stroll from the heart of Ballincollig Town Centre.

Enjoying a highly convenient location, the property is within walking distance of Ballincollig Town Centre and its excellent selection of shops, cafés, restaurants, schools, sports facilities and public transport. Scoil Mhuire Primary School is located adjacent to the property, making it an ideal choice for families with young children. The South Link Road Network is also just minutes away, providing quick and easy access to Cork City, Cork University Hospital, Munster Technological University and beyond.

- Superb Location • Spacious Bedrooms • West Facing Rear Garden
- Attached Garage • Cul de Sac Setting

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C. 130Sq.m / 1,400 Sq. Ft



Agent: Michaella Buckley

Email: m.buckley@omw.ie

AMV €375,000

Hallway (3.56m x 2.50m)

A sliding door leads to a porch area with access to the hallway and a separate entrance to the Utility. The front door opens into a welcoming entrance hallway with carpeted flooring and a front aspect window proving plenty of light. Access to all accommodation and fully alarmed.



Living Room (4.53m x 3.56m)

A bright and spacious living room featuring a large front-facing window that fills the room with natural light. Double sliding doors open into the family room, creating a flexible layout that can be opened up for entertaining or closed off for a more cosy setting. The room offers generous space for relaxing and includes a fitted display unit.



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Family Room (3.95m x 3.93m)

A spacious family room with a feature stove, perfect for those cold winter nights. This is the perfect room for entertaining guests or relaxing after a hard days work.



Dining (3.16m x 2.76m)

Positioned within a sun filled conservatory, this dining area is surrounded by large windows overlooking the west-facing rear garden, flooding the space with natural light. Perfect for enjoying home cooked meals or entertaining guests.



Kitchen (3.73m x 3.10m)

Fully fitted kitchen with integrated appliances including a Creda oven, grill and hob, Tricity extractor fan and a Whirlpool fridge freezer all complemented by a tiled splashback. A rear aspect window overlooks the garden. Access to the Family room and Utility room.





Utility (5.33m x 2.44m)

A spacious and practical utility room with fitted wall and floor units providing excellent storage, complemented by a stainless-steel sink, ample worktop space, and a Bosch washing machine and dishwasher. This room benefits from both front and rear access, making it ideal as a boot room or laundry area. Offering excellent versatility, this space could also be converted into a home office, playroom, hobby room or other additional living space.

Guest WC (1.30m x 1.04m)

WC, WHB and a rear aspect window.

Stairs & Landing (2.00m x 1.22m)

Carpeted stairs and landing with a side aspect window on the landing providing plenty of natural light.



Bedroom 1 (4.68m x 3.71m)

Large double bedroom with fitted wardrobes ideal for storage, carpeted flooring, a rear aspect window offering plenty of natural light and a small closet for extra storage.

Bedroom 2 (3.58m x 4.68m)

Spacious double bedroom with carpeted flooring, a large front aspect window and fitted wardrobes with plenty of storage for your belongings.



Bedroom 3 (3.23m x 2.57m)

Single bedroom with a large front aspect window and fitted wardrobes provide ample storage.

Family Bathroom (2.62m x 2.29m)

WC, WHB, fitted vanity unit ideal for storage, towel rail, standalone shower unit with a Mira electric shower. Rear aspect window, Hot Press with shelved storage and Stira access to attic.



Garden Details

To the front, a tarmac driveway provides off street parking for one car, a pathway wraps around the property leading to the gated side access. The garden is laid out to lawn along with mature shrubbery and hedged in boundaries. An Attached garage provides plenty of storage for your belongings and is also fully wired.

To the rear is a West facing well maintained garden laid out to lawn with a concrete patio area, providing plenty of space for outdoor dining and entertaining. The garden also features a greenhouse, a steel shed for additional storage, and mature hedging and walled in boundaries. A spacious gated side entrance offers convenient access to the front of the property.



Features

- Located minutes' walk to Ballincollig Town Centre
- Excellent transport links with a 24-hour bus stop nearby
- Spacious corner site with a generous side access.
- Wide range of schools, shops, restaurants, bars and supermarkets nearby
- Garage with ample storage

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- Sought-after location with Castle West Shopping centre and other essential amenities conveniently around the corner.

Heating

Oil Central Heating

BER Details

BER: D

BER No. 119645703

Energy Performance Indicator: 275 kWh/m²/yr

A0 ≤42*

A ≤75

B ≤150

C ≤225

BER D ≤275

E ≤325

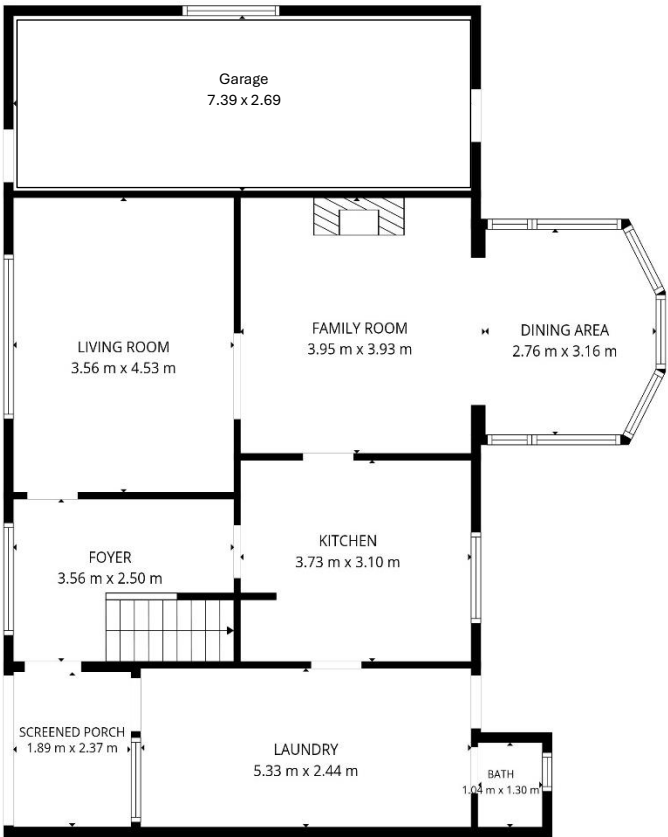
F ≤375

G >375

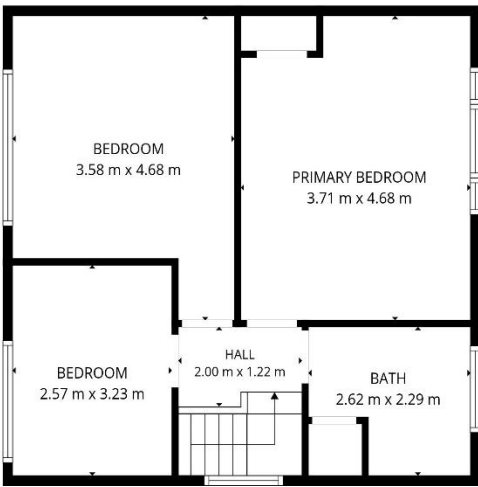
Units=kWh/(m².y)

* & ZEB² Criteria

Floorplan



1st floor



2nd floor