

26 Carrigmore Park, Ballinlough, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this superbly presented, extended three bedroom terraced property in the mature, sought after location of Carrigmore Park in Ballinlough. The property is positioned within a quiet cu-de-sac, fronts onto a large green area, and is located close to a host of amenities including shops, bars, restaurants and schools. The area is serviced by a number of regular bus routes allowing easy access to Cork city centre, Mahon Point Shopping & Commercial Centres, as well as Douglas Village.



AMV: €350,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 78 Sq. M. / 840 Sq. Ft.
- Built in 1971
- BER C3 with the potential to increase to B2
- Gas fired central heating
- Double glazed windows
- Composite front door
- Three generous bedrooms
- Enclosed rear yard which is maintenance free
- Fronting onto a large green area
- Mature sought after location
- Excellent location close to all amenities including primary and secondary schools, bars, cafes, supermarket, dentist, walkways
- Convenient to Douglas, Blackrock Village, Mahon Point Shopping Centre
- On the 215 bus route

| PORCH

0.66m x 1.03m (2'1" x 3'3")

An open porch allows access to a composite door with stain glass panelling, leading you through to the main reception hallway.

| RECEPTION HALLWAY

5.36m x 1.03m (17'5" x 3'3")

The bright welcoming reception hallway features laminate timber flooring and attractive décor. There is one centre light piece, one large radiator, one alarm control point, and one telephone point.



| LIVING ROOM

3.6m x 3.74m (11'8" x 12'2")

A superb main living room has one window to the front of the property, including a curtain rail and curtains. The room has high quality laminate timber flooring, attractive décor, and covings around the ceiling and centre light piece. There is a gas fire, one radiator, two power points, and one television point.



| EXTENDED KITCHEN/DINING

5.42m x 3m (17'7" x 9'8")

This superb expansive room offers a modern fitted kitchen with units at eye and floor level in an L-shape with an extensive worktop counter and tile splashback. The kitchen includes space for an oven, an integrated extractor fan and a stainless steel sink with drainer unit. The kitchen has tile flooring, one window to the side of the property, and a PVC door with glass panelling allows access to the rear garden. There is one centre light piece, eight power points.



| BATHROOM

1.55m x 1.85m (5'0" x 6'0")

The main family bathroom features a three piece suite, including a corner shower cubicle incorporating a Bristan electric shower. The room has floor and wall tiling, one window to the rear, one centre light piece, and integrated storage.



| STAIRS AND LANDING

1.91m x 2.43m (6'2" x 7'9")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one power point, one centre light piece, and a Stira staircase allowing access to the attic.

| BEDROOM 1

2.73m x 5.09m (8'9" x 16'6")

A spacious double bedroom has two large windows overlooking the rear of the property, both including curtain rails and curtains. The room has high quality laminate timber flooring, and an impressive array of built-in units from floor to ceiling. There is one centre light piece, one wall-mounted light piece, one radiator, four power points, and a door from the room allows access to a w.c.



| W.C

0.9m x 2.5m (2'9" x 8'2")

The w.c features a two piece suite, and vinyl flooring.

| BEDROOM 2

3.62m x 2.5m (11'8" x 8'2")

A spacious double bedroom has one window to the front of the property, including a curtain rail and curtains. The room has laminate timber flooring, one centre light piece, one large radiator, and one power points.



| BEDROOM 3

2.6m x 2.43m (8'5" x 7'9")

This generous sized single bedroom has one window to the front of the property, including a curtain rail and curtains. The room has laminate timber flooring, built-in units from floor to ceiling, one centre light piece, one large radiator, and one power point. The gas boiler is also housed within this room.



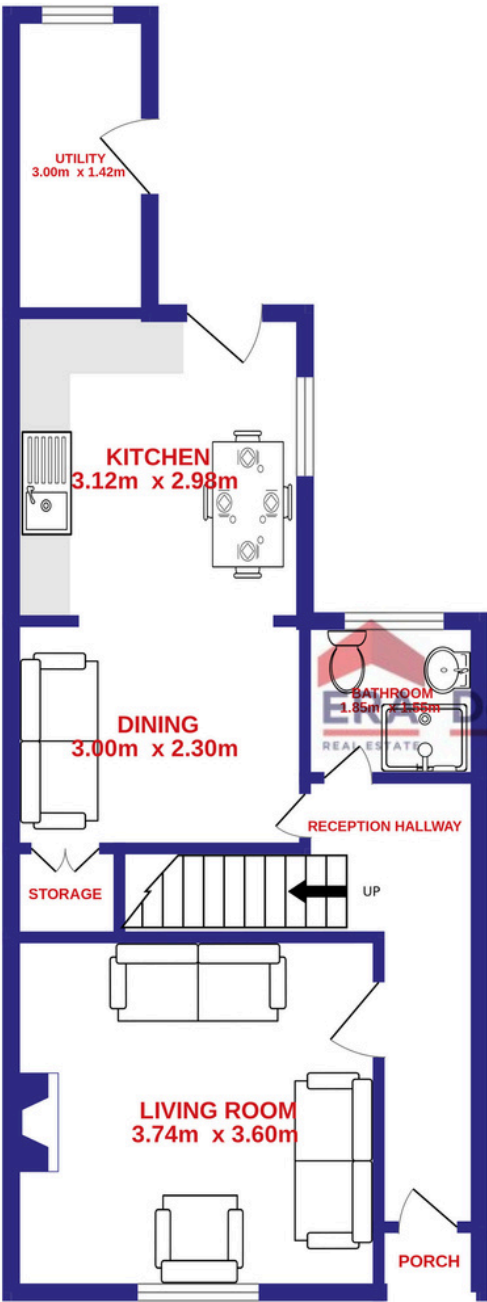
| UTILITY

3m x 1.42m (9'8" x 4'6")

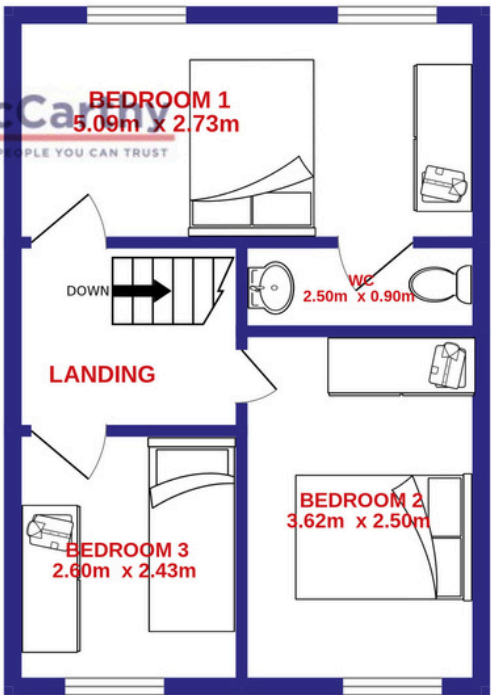
Accessed via the rear yard, this converted utility area has tile flooring, one window, a PVC door with glass panelling, four power points, plumbing for a washing machine, and space for a dryer.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| DIRECTIONS

Please see Eircode T12 YNW2 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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