



Downey McCarthy

...the people you can trust

3 Cranford Grove, Ballincollig, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom semi-detached property which benefits from a west-facing rear aspect and its positioning within cul-de-sac in a mature residential estate a mere 5 minutes walk from Ballincollig town centre. The property offers an attached garage which is prime for further development to add additional living/bedroom accommodation on the ground floor if required.



AMV: €295,000



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PSRA No. 002584

| FEATURES

- Approx. 107 Sq. M. / 1,200 Sq. Ft. inc garage
- Built Approx. 1984
- Sunny west-facing rear garden
- Attached garage with potential to convert to living/bedroom accommodation
- BER D2
- Gas fired central heating
- Double glazed aluminium windows
- Potential rental income of €1,263 from 23/11/21
- Mature & Sought after location within walking distance of Ballincollig town centre
- Close to a host of amenities including shops, supermarkets, schools, bars, cinema
- Easy access to the N22 and N40 road networks
- Located on the 233 bus route

| RECEPTION HALLWAY

5.44m x 1.8m (17'8" x 5'9")

A teak door with glass centre panelling allows access to the main reception hallway. The hallway has one window to the front of the property, carpet flooring, attractive neutral décor, one centre light piece, one radiator, one power point and extensive under stair storage.

| GUEST W.C

1.3m x 0.82m (4'2" x 2'6")

The guest w.c features a two piece suite, one window to the front of the property, vinyl floor covering and one centre light piece.

| LIVING ROOM

4.13m x 3.25m (13'5" x 10'6")

This spacious main living room has one window to the front of the property including a roller blind and a curtain rail. The room has attractive décor, carpet flooring, an open fireplace, one centre light piece, one radiator and four power points.



| DINING ROOM/LOUNGE

3.2m x 4.47m (10'4" x 14'6")

Located to the rear of the property this room has one window overlooking the rear garden. The room has carpet flooring, an open fireplace with an attractive brick façade, one centre light piece, one radiator, four power points, one television point and one telephone point.



| KITCHEN

3.2m x 3.5m (10'4" x 11'4")

A spacious kitchen has units at eye and floor level in an L shape with extensive worktop counter space and a tiled splashback. The room has vinyl floor covering, one window to the rear of the property, one centre light piece, one radiator, one thermostat control for the heating and nine power points. The kitchen itself has a dishwasher, plumbing for a washing machine, space for a cooker and a stainless steel sink. A timber door with glass panelling allows access to the side of the property.



| GARAGE

5.4m x 2.6m (17'7" x 8'5")

A door from the kitchen allows access to the attached garage which is primed for further development. The room currently has an up-and-over door to the front, one centre light piece, two power points and the gas boiler is also housed within this area.



| STAIRS AND LANDING

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one centre light piece, an access hatch to the attic and a hot press area which is shelved for storage.

| BEDROOM 1

3.46m x 3.17m (11'3" x 10'4")

This large double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has carpet flooring, built-in storage units from floor to ceiling, one centre light piece, one radiator and four power points.



| BEDROOM 2

3.16m x 2.65m (10'3" x 8'6")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has carpet flooring, built-in storage units from floor to ceiling, one centre light piece, one radiator and four power points.



| **BEDROOM 3**

2.16m x 2.41m (7'0" x 7'9")

A single bedroom has one window to the rear of the property, carpet flooring, built-in storage units from floor to ceiling, one centre light piece, an integrated work station and two power points.



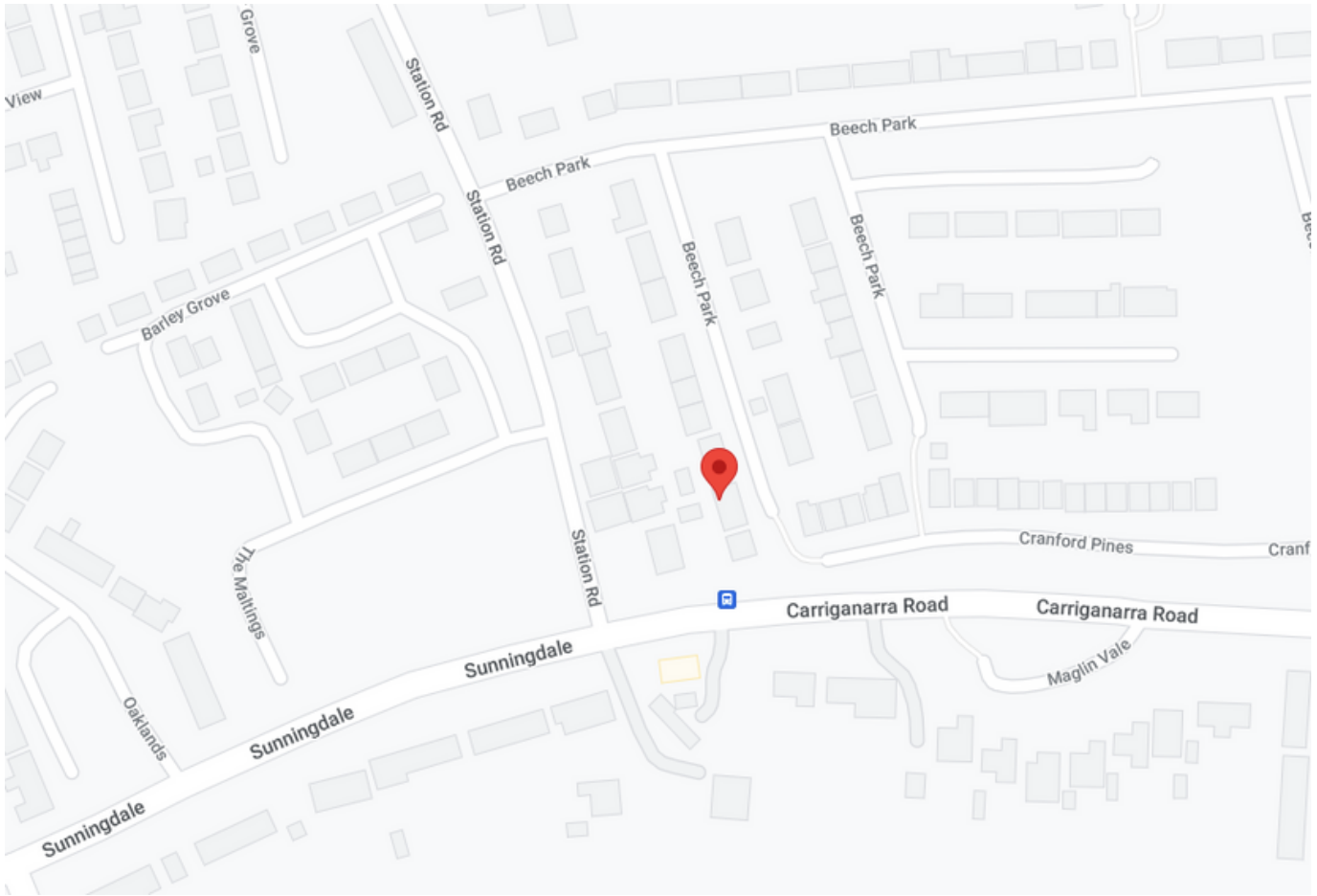
| **BATHROOM**

2.46m x 1.9m (8'0" x 6'2")

The main family bathroom features a four piece suite including a Triton T80z electric shower fitted over the bath. There is vinyl floor covering, one window to the front of the property, wall tiling, one centre light piece and one radiator.

| DIRECTIONS

Please see Eircode P31 PD25 for directions.



| ALL ENQUIRIES TO:

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