

10 Cranford Pines, Ballincollig, Cork **BER C1**



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this immaculately maintained 4/5 bedroom detached property in the much acclaimed and mature residential development of Cranford Pines, Ballincollig. The property benefits from positioning close to all local amenities including Ballincollig town centre, schools, shops and the N40 road network.



€295,000

PSRA Licence No. 002584

Accommodation

- Porch
The porch area has tile flooring, one centre light piece and access to the front door of the property is gained from here. A teak door with glass centre and side paneling allows access into the reception hallway from the porch.
- Reception Hallway 5.34m x 1.82m
A bright spacious reception hallway has attractive décor throughout which includes high quality laminate timber flooring. A decorative picture rail surrounds the area and there are two power points, one phone point, one centre light piece, one radiator and extensive under-stair storage.
- Guest W.C
The guest W.C features a two piece suite. The area has one centre light piece and the floor has a vinyl floor covering.
- Living Room 5.13m x 3.11m
Double oak doors with attractive stain glass centre panels allow access from the hallway to the living room. A cosy, comfortable room has one window to the front of the property which includes a curtain rail and curtains. The room has been stylishly decorated and includes high quality walnut timber flooring. Features include an impressive solid fuel stove with attractive fireplace and granite hearth. The room has decorative coving, one centre light piece, one radiator, four power points and one television point.



- Kitchen/Dining 3.74m x 6.38m
An oak door with stain glass panels allows access from the hallway to the open plan kitchen/dining area. The room features a modern fitted kitchen with extensive units at eye and floor level in a U-shape and accommodates an additional bank of cabinets on the opposite wall. The units are solid maple with an extensive worktop counter and tile splash back. There is one window to the rear of the property with pelmet and double doors allow access to a magnificent landscape garden. The kitchen features vinyl floor covering, space for a cooker, fridge freezer and dishwasher and there is an integrated extractor fan. The area offers 13 power points.

The dining area/lounge is fitted with carpet flooring. Features include one centre light piece, one large radiator, two power points and a television point. This large area acts as an additional living space within the property. A door off the kitchen/dining area allows access to a rear hallway.



- Utility 4.33m x 2.26m

An L-shape rear hallway is currently used as a utility area. The area has vinyl floor covering, plumbing for a washing machine and space for a dryer. There is a built-in worktop counter, storage and shelving. Features include two centre light piece, one smoke alarm, three power points and a teak door with glass paneling allows access to the rear garden.

- Lounge/Home Office/Bedroom 5 4.6m x 2.24m

A versatile room located on the ground floor has one window to the front of the property which includes curtain rail and curtain. The room has laminate timber flooring, timber panel ceiling with recess spot lighting.

- Stairs & Landing

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one centre light piece incorporating two spot lights, one smoke alarm, one power point and access to the attic is gained from this area. Located off the landing is a hot press area which is shelved for storage.

- Bedroom 1 3.3m x 3.77m

A large double room has a window to the rear of the property which includes a curtain rail and curtains. The room has an impressive array of built-in wardrobes from floor to ceiling, laminate timber flooring and attractive décor.



- Bedroom 2 3.19m x 3.11m A generous sized double bedroom has one window to the front of the property which includes a curtain rail and curtains. The room has attractive décor with impressive flooring.
- Bedroom 3 2.46m x 3.09m A generous-sized bedroom has one window to the side of the property including a curtain rail and curtains. The room has laminate timber flooring and neutral décor.
- Bedroom 4 2.1m x 2.25m This single bedroom has one window to the front of the property which includes a curtain rail and curtains.
- Main Bathroom 2.78m x 1.66m A stylishly presented bathroom that features a three piece suite and incorporates a Mira Sport electric shower over the bath. The room has tile flooring, tiles surrounding the bath, built-in storage under the sink, one window to the rear of the property with curtain rail and curtain, one centre light piece and one large radiator.

Features

- Approx. 1380 sq ft
- BER C1
- 4/5 bedroom detached property
- Close proximity to Ballincollig town centre, Dell Emc, VM Ware, Apple Ireland & Wilton
- Landscaped rear garden
- PVC double glazed windows
- Much sought after location
- Modern stylish décor & cavity wall & attic insulation completed
- Modern fitted kitchen
- Built in 1986
- Burglar alarm fitted

Directions

Please see the eircode P31 NY97 or refer to the exact location on the map provided.



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