

**17 Coolroe Heights, Ballincollig, Cork** 



ERA Downey McCarthy are delighted to present to the market this spacious three/four bedroom semi detached property in a mature and sought after residential location, close to all amenities in Ballincollig. The property would be an ideal first buy/investment.



**AMV: €295,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.81m x 2.04m

Sliding doors allow access into the porch. The porch has tile flooring, one light fitting and a solid door allows access into the reception hallway. The reception hallway has a large frosted window allowing extensive natural light into the area, carpet flooring, one large radiator, one centre light fitting and a storage unit under the stairs.

- Living Room 3.84m x 3.79m

The living room has one large window overlooking the front of the property, carpet flooring, one large radiator, a fireplace with marble surround, one centre light fitting, two wall mounted light fittings, one television point and two power points.



- Dining Room 4.0m x 5.2m

The dining room has one large window overlooking the rear garden, carpet flooring, one centre light fitting, one large radiator, numerous power points and built-in storage.



- Kitchen 2.7m x 3.44m

The kitchen has fitted units at eye and floor level, an extensive worktop counter and tile splash back. Features include a stainless steel sink, plumbing for a dishwasher, space for an oven, extractor fan, one centre light fitting, tile flooring, power points and one window overlooking the rear of the property.





- Bedroom 4                      3.52m x 2.57m

This room was previously a garage but has converted into a very useful ground floor bedroom. This room has one large window overlooking the front of the property, one centre light fitting, space for a double bed, carpet flooring, power points, one television point and a solid door allows access into the en suite bathroom.



- En Suite                              2.7m x 3.44m

The en suite has a two piece suite with a wheelchair accessible corner shower area. The room has one frosted window overlooking the side of the property, tiled floor and walls and one radiator.

- Stairs and Landing              3.14m x 2.06m

The stairs and landing have been fully carpeted throughout. The landing has one large window overlooking the side of the property, one centre light fitting, a hot press which is shelved for storage and access to the attic is gained from here.

- Bedroom 1                            4.03m x 3.22m

A spacious double bedroom with one large window overlooking the front of the property. Features include a large built-in storage unit, carpet flooring, one centre light fitting, one large radiator and power points.



• Bedroom 2 3.95m x 3.79m

Another large double bedroom, this room has one window overlooking the rear of the property. The room includes one centre light fitting, carpet flooring, one radiator and power points.

• Bedroom 3 2.84m x 2.56m

A single room with one window overlooking the front of the property. The room has carpet flooring, one radiator, one centre light fitting and power points.

• Bathroom 1.66m x 2.05m

The main bathroom has a three piece suite . The bathroom has fully tiled walls, lino flooring and one frosted window overlooking the rear.

## Features

- 117.88 Sq. M / 1269 Sq. Ft
- Built in the 1970's
- Oil Fired Central Heating
- Ideal location
- Property has huge potential
- Double glazed windows
- House has been underpinned and Certified
- Close to all amenities within Ballincollig
- Ideal first buy / Investment buy

## Directions

Please see Eircode P31 P023 for directions.



Michael Downey  
60 South Mall, Cork  
087 7777 117  
michael@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



€295,000

PSRA Licence No. 002584