



# Downey McCarthy

*....the people you can trust*

## 206 The Willows, Leesdale, Ballincollig, Cork



ERA Downey McCarthy Auctioneers are very pleased to present to the market this most attractive three bedroom semi-detached property which comes to the market in immaculate condition. This property has been very well maintained by its owners and it benefits greatly from its close proximity to Ballincollig town centre and all amenities to include schools, shops, supermarkets, cinema and cafes.



**AMV: €275,000**

**BER D1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 88.06 Sq. M. / 948 Sq. Ft.
- Built in 1980 approx.
- BER D1
- Three bedrooms upstairs
- Modern fitted kitchen
- Attractive décor throughout
- Superb rear patio and elevated decking area
- Overlooking a large green area
- Close proximity to Ballincollig town centre
- Close to all amenities including schools, shops, supermarkets, cinema and cafes
- 5 minutes' drive to Ballincollig Regional Park
- Easy access to N22 Road Network

## | RECEPTION HALLWAY

5.82m x 1.84m (19'0" x 6'0")

A PVC door with centre glass panelling allows access to the reception hallway. The bright and welcoming hallway has one centre light piece, radiator, smoke alarm, under stair storage and attractive high quality timber flooring.

## | LIVING ROOM

4.63m x 2.98m (15'1" x 9'7")

The living room has one window to the front of the property, attractive high quality timber flooring, centre light piece, attractive neutral décor, feature fireplace, and double doors allowing access to the kitchen/dining area.





## | KITCHEN/DINING

3.79m x 4.97m (12'4" x 16'3")

The spacious kitchen/dining area has a modern kitchen with fitted units at eye and floor level, extensive worktop counter, tiled splashback, integrated oven/hob/extractor fan, stainless steel sink, plumbing for a washing machine and built-in fridge freezer. The room has tiled flooring throughout, two light pieces, one large radiator, ample power points and double doors allowing access to the superb rear patio and decking area.



## | STAIRS AND LANDING

4.34m x 1.91m (14'2" x 6'2")

The stairs and landing has carpet flooring throughout. At the top of the landing there is one centre light piece, a hot press which is shelved for storage, access hatch to the attic and solid doors leading to all rooms.

## | BEDROOM 1

4.16m x 2.95m (13'6" x 9'6")

This spacious double bedroom has one window to the front of the property, original wooden flooring, centre light piece, built-in wardrobe unit, radiator and space for an office desk.



## | BEDROOM 2

4.16m x 2.95m (13'6" x 9'6")

This double bedroom has one window overlooking the rear of the property, laminate timber flooring, centre light piece, neutral décor, built-in wardrobe unit and radiator.



## | BEDROOM 3

2.38m x 2.42m (7'8" x 7'9")

This single bedroom has one window to the rear of the property, laminate timber flooring, centre light piece and radiator.



## | BATHROOM

2.61m x 1.82m (8'5" x 5'9")

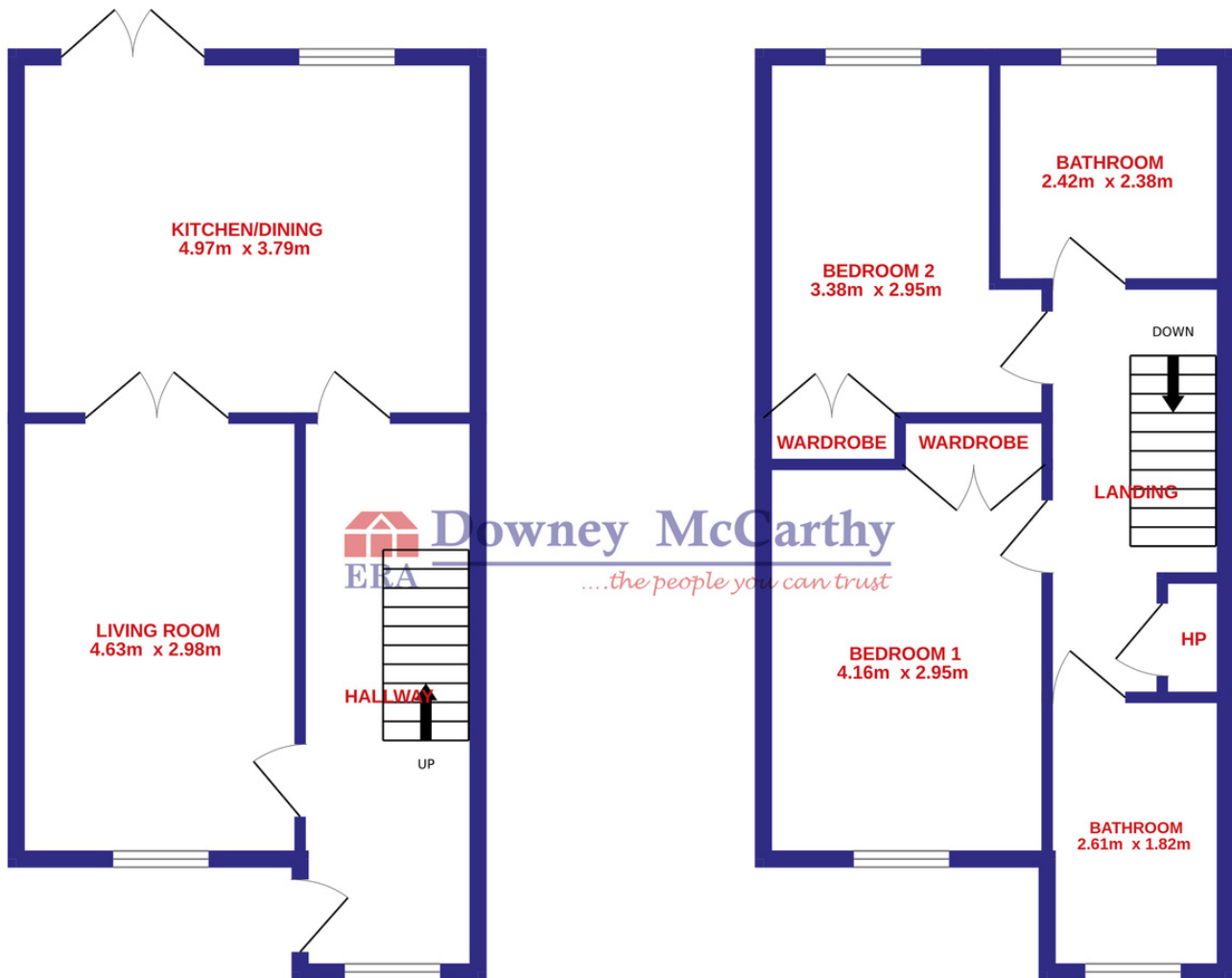
The bathroom features a Mira Sport electric shower fitted over the bath, attractive floor and wall tiling, frosted window to the front of the property, centre light piece and neutral décor.



## | FLOOR PLAN

GROUND FLOOR  
43.1 sq.m. approx.

1ST FLOOR  
43.1 sq.m. approx.



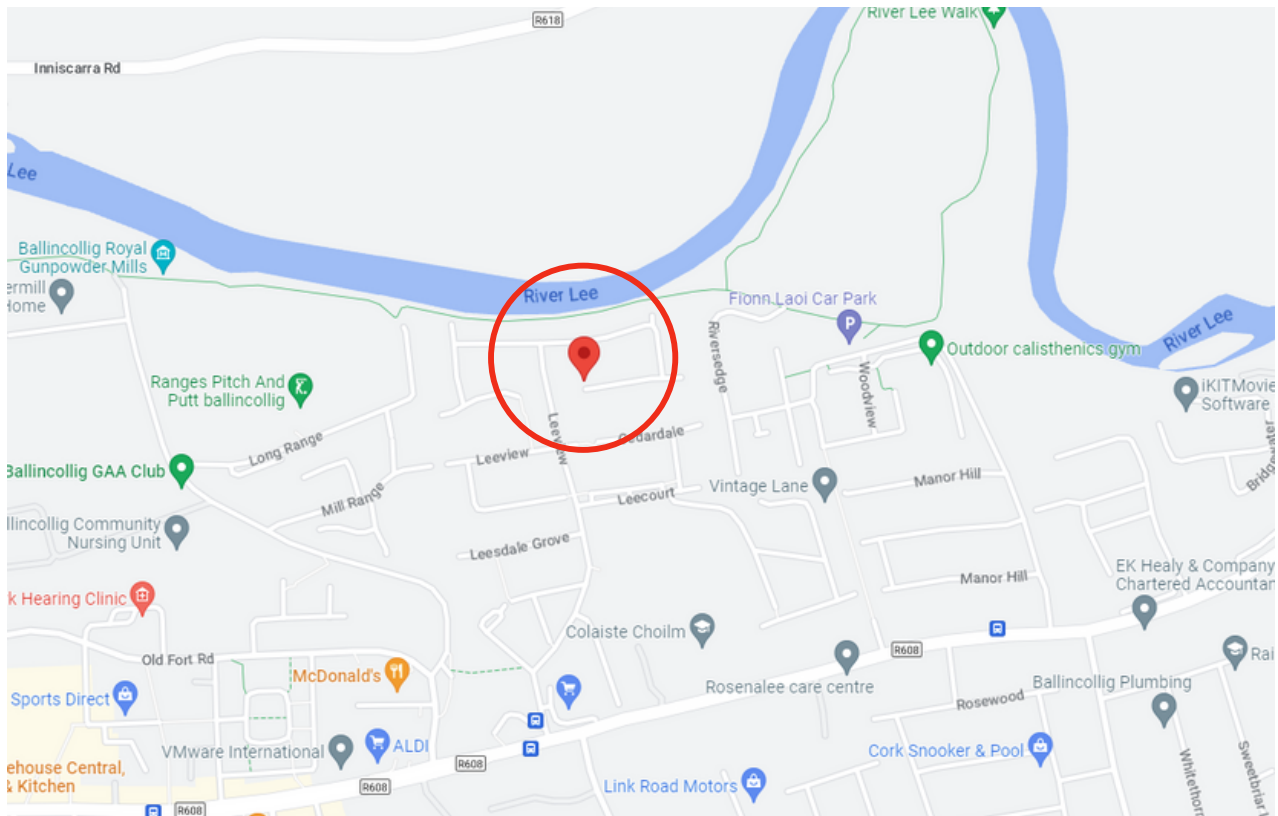
TOTAL FLOOR AREA : 88.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode P31 F244 for directions.



## | ALL ENQUIRIES TO:

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