



Downey McCarthy

...the people you can trust

23 The Avenue, Highfield Park, Ballincollig, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately maintained two bedroom first floor apartment in the much acclaimed development of Highfield Park, Ballincollig. Highfield Park is a settled and mature residential address which benefits greatly from its close proximity to all amenities including the N40 road network allowing easy access to Cork city centre and surrounding suburbs as well as Ballincollig town centre.



AMV: €265,000

BER C1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 81 Sq. M. / 870 Sq. Ft.
- Built C. 2007
- BER C1
- Impressive dual aspect open plan kitchen/dining/living area
- Gas fired central heating
- Double glazed windows
- Two spacious bedrooms
- Impressive modern fitted kitchen
- Attractive modern décor
- Juliette balcony with panoramic views over the Inniscarra/Carrigrohane area
- Two parking spaces to the front of the property
- Much sought after location close to Ballincollig town centre
- Close to a number of amenities including schools, restaurants, shopping centres and cinema
- Easy access to N40 road network
- Ideal first time buy
- Management fees €500 PA to inc. insurance & maintenance only

| RECEPTION HALLWAY

A composite door with glass centre panelling allows access to this welcoming reception hallway. The hallway has tiled flooring, one centre light piece, one window to the front of the property, two power points, two telephone points and stairs from here allow access to the living accommodation at first floor level.

| STAIRS AND LANDING

The stairs and landing area has carpet flooring. At the top of the landing there is a large Velux window allowing extensive natural light to flow into the area. There are two light pieces, one radiator, an access hatch to the attic and a hot press area which is shelved for storage.

| OPEN PLAN KITCHEN/LIVING/DINING AREA

7m x 5.5m (22'9" x 18'0")

A spectacular dual aspect, open plan room features which a Juliette balcony to the front of the property offering panoramic views over the Inniscarra/Carrigrohane area. The room is flooded with natural light and has been impeccably decorated with modern, attractive décor as well as a mix of high quality laminate timber flooring and porcelain tiles.

The kitchen includes an impressive array of cherrywood fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. There is an integrated oven, hob and extractor fan, fridge/freezer, plumbing for a washing machine, space for a dishwasher, a stainless steel sink and recessed spot lighting.

The spacious living/dining area has high quality laminate timber flooring, one centre light piece, two radiators and throughout the entire open plan room there are twenty power points, four television points, two telephone points and a thermostat control for the heating. A PVC door with glass panelling and side window allows access from this room to the Juliette balcony.



| BEDROOM 1

3.36m x 3.4m (11'0" x 11'1")

This large double bedroom has one window to the front of the property including Venetian blinds, carpet flooring, attractive décor, one radiator, one centre light piece and one thermostat control for the heating. There are six power points, one television point, one telephone point and an impressive array of built-in storage units.



| EN SUITE

2.6m x 1.45m (8'5" x 4'7")

An impeccably maintained en suite bathroom features a three piece suite with a pump action shower. The room offers modern tiling from floor to ceiling with attractive border tiles, one centre light piece, one wall-mounted light piece, one extractor fan and a heated towel rail.



| BEDROOM 2

3.52m x 3m (11'5" x 9'8")

This spacious double bedroom has one window to the rear of the property including a Venetian blind, carpet flooring and built-in units from floor to ceiling. There is one centre light piece, one radiator, one smoke alarm, six power points and one television point.

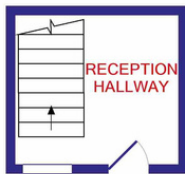
| BATHROOM

1.7m x 2.5m (5'5" x 8'2")

A beautifully presented family bathroom features a three piece suite with a pump action shower. There is impressive tiling from floor to ceiling with attractive border tiles, one centre light piece, one wall-mounted light piece, one extractor fan, a heated towel rail and a sky tube allowing natural light to fill the room.



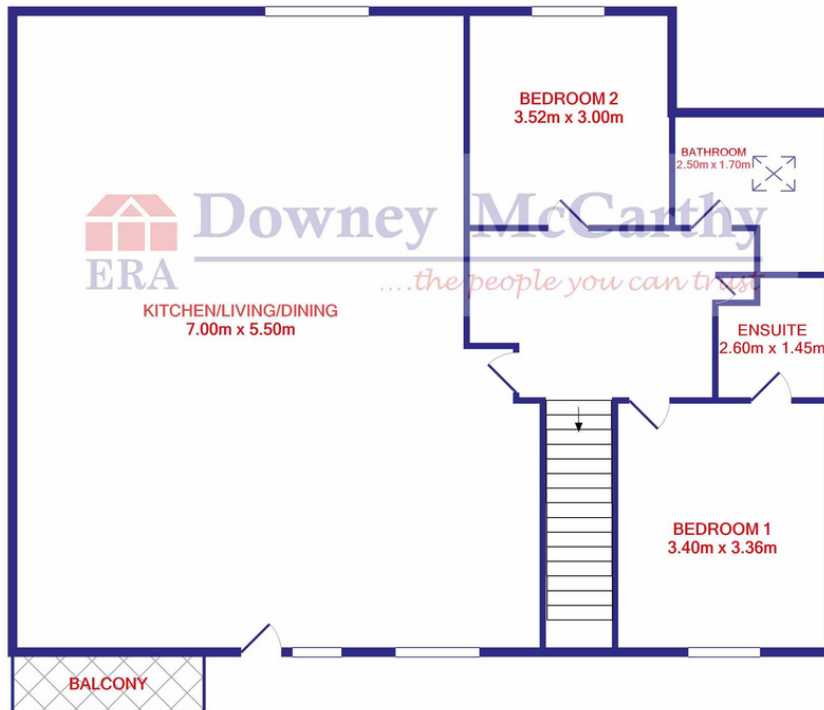
| FLOOR PLAN



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 81.0 SQ.M. (872 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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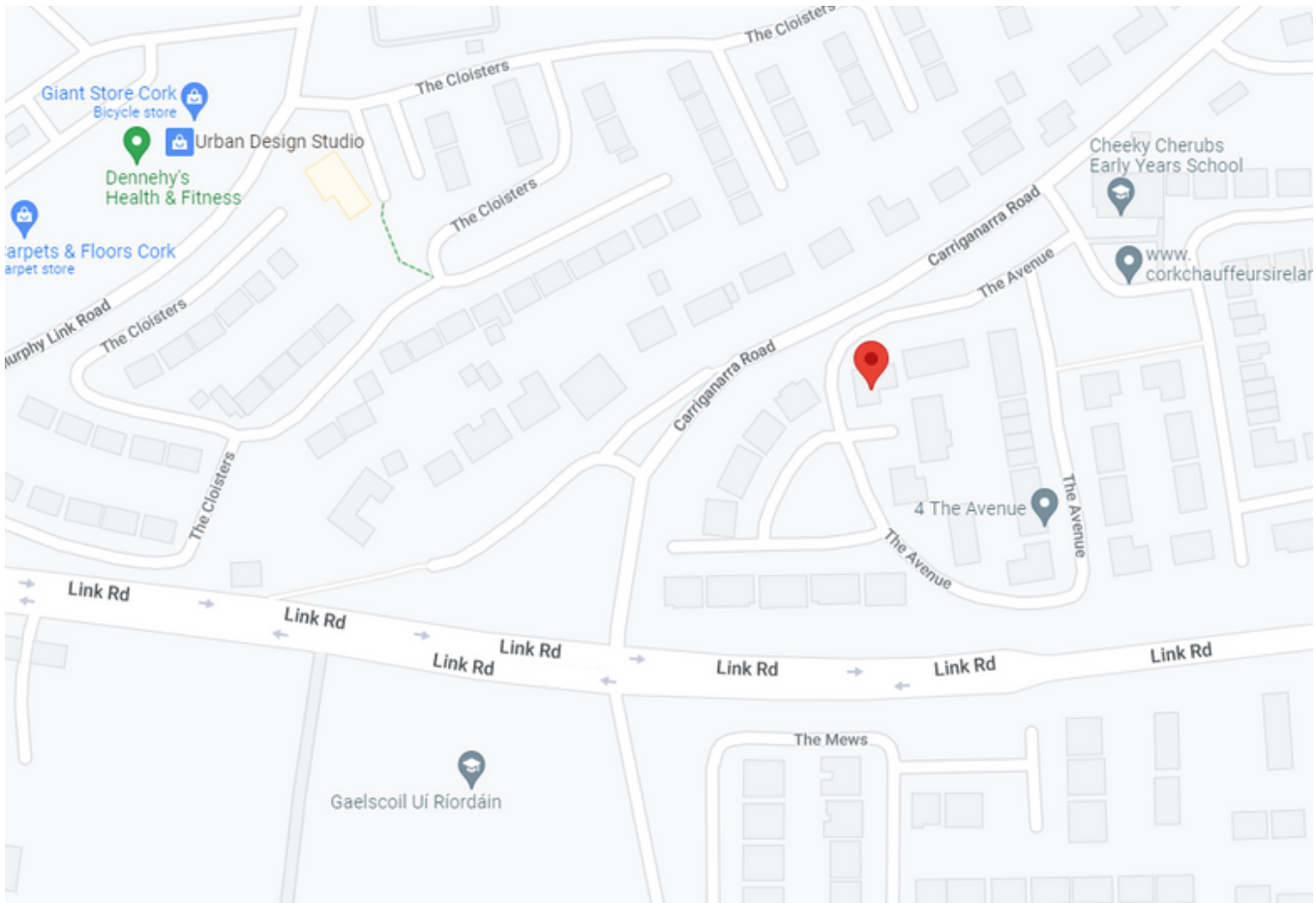


1ST FLOOR

Disclaimer: 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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| DIRECTIONS

Please see Eircode P31 DN24 for directions.



| ALL ENQUIRIES TO:

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ERA *...the people you can trust*

Solicitor Details:

Sean Cahill, C.W. Ashe & Co. Solicitors, South Square, Macroom, Co. Cork

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