

28 The Willows, Classis Lake, Ballincollig, Cork. **BER D1**



ERA Downey McCarthy are delighted to present to the market this super 3 bedroom semi detached home presented in immaculate condition throughout. The Willows is a quiet cul-de-sac, overlooking a green, in the well known development of Classes Lake.



AMV €250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.56m x 1.78m

Entrance into the property is gained from a solid teak wood front door with glazed panels. The hallway has laminate timber flooring, one radiator, one phone point, alarm control point and extensive under stair storage space.

- Living Room 3.9m x 3.4m

The living room has one large window overlooking the front of the property. The room is south facing so it is very bright and spacious. Open fire with an ornate cast iron fireplace and tile surround, laminate wooden flooring, one radiator and one TV Point.



- Kitchen/Dining Room 3.6m x 5.34m

The kitchen has substantial built-in units at eye and floor level, an integrated fridge freezer, hob and extractor fan. One window overlooks the rear of the property with the stainless steel sink neatly positioned underneath. Other features include plumbing for a washing machine, one radiator, two light fittings and sliding doors allow access to the rear garden.



- Stairs and landing

The stairs and landing are fully carpeted throughout. Access to the hot press is gained from the landing area, which has plenty of storage room and a pre-sealed insulated tank. The landing has one centre light piece and access to the attic is gained from here.

- Bedroom 1

3.27m x 3.36m

Spacious master bedroom with an en suite bathroom. One window to the rear of the property, solid wood flooring, one TV point and one radiator.



- En Suite Bathroom

The en suite has an electric shower in a shower cubicle, tiled floor and tiled walls in shower area, one wash hand basin and W.C.

- Bedroom 2

3.3m x 2.9m

Another spacious double bedroom with one window overlooking the front of the property. The room has solid wood flooring and one radiator.



- Bedroom 3

2.3m x 2.3m

A single bedroom with one window to the front of the property. The room has a solid wood floor and one radiator.



- Main Bathroom 1.97m x 1.87m

The main bathroom features a 3 piece suite. The bathroom has a tiled floor and bath surround, one window to the rear of the property, one radiator, a shaving light and mirror.

Features

- Built c.1998
- 80 m² / 861 ft² approx.
- Oil fired central heating
- PVC double glazing
- Within close proximity to Ballincollig shopping centre
- Primary and secondary schools
- Cinema and Ballincollig regional park
- Very popular location

Directions

Please see Eircode P31 TN32 for directions.



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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.



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