



O'Mahony Walsh are delighted to offer this beautifully maintained 3-bedroom, 2 bathroom detached bungalow ideally located in Westgrove, Ballincollig, just a stone's throw from the Ballincollig Regional Park.

Situated within walking distance of Ballincollig Town Centre and well served by a nearby bus route, the property enjoys immediate access to an excellent range of amenities, including primary and secondary schools, supermarkets, boutiques, cafés, restaurants, bars and a host of recreational facilities. Combining an exceptional location with spacious accommodation, this is a wonderful opportunity for families, downsizers or anyone seeking a quality home in one of Ballincollig's most desirable residential areas.

3



2



C. 83Sq.m / 893 Sq. Ft



Agent: Michaela Buckley Email: m.buckley@omw.ie

AMV €375,000

Hallway (2.44m x 1.42m)

The front door opens into a welcoming spacious entrance hallway. Access to all accommodation and fully alarmed.



Living Room (4.55 x 3.82m)

Bright and airy living room with a large front aspect window offering plenty of natural light. Featuring a gas inset fireplace perfect for those cold winter nights.

Kitchen (3.82m x 3.04m) / Dining (3.82m x 2.09m)

A bright and spacious kitchen dining area, flooded with natural light from a large Velux window and a rear-facing window overlooking the garden. The kitchen is complemented by a tiled splashback, stainless steel sink, and rear door providing direct access to the garden. Integrated appliances include a Belling fridge, New World cooker and hob, extractor fan, Beko washing machine, and a Bosch dishwasher. The dining area provides an ideal setting for everyday family meals and entertaining, while a full-height built-in storage unit offers excellent storage and practicality.



Master Bedroom (4.20m x 3.81m)

Spacious double bedroom with carpeted flooring, a large rear aspect window overlooks the garden, and fitted wardrobes provide ample storage.

En-Suite (2.51m x 0.81m)

Tiled flooring, partly tiled walls, WC, WHB, standalone shower unit and a rear aspect window.



Bedroom 2 (3.16m x 2.67m)

Double bedroom with carpeted flooring, side aspect window and fitted wardrobes provide ample storage.

Bedroom 3 (2.84m x 2.66m)

Carpeted double bedroom with a front aspect window looking out onto the garden.





Family Bathroom (2.90m x 1.70m)

Fully tiled wet room with a Triton electric shower, WC, WHB, vanity unit with storage, mirror with light overhead and a heated towel rail. Access to attic.

Garden Details

Front: A concrete driveway provides off-street parking for one car and is bordered by an attractive red brick boundary wall. A ramp leads up the front door making the property easily accessible.

Rear: The southeast-facing rear garden has been thoughtfully designed for low maintenance and features a spacious patio and decorative stone area, complemented by mature plants, flowers and shrubbery. A large fully wired timber Barna shed provides excellent storage or workshop space, while gated side access and enclosed boundary walls offer both privacy and convenience.



Features

- Located minutes' walk to the Ballincollig Regional Park
- Fully Alarmed
- Excellent transport links with a nearby bus stop minutes' walk
- Sought-after location, minutes from Ballincollig town centre
- Wheelchair Accessible
- South-East facing garden
- Large timber barna shed fully wired

Heating

Gas Central Heating

BER Details

BER:

BER No.

Energy Performance Indicator: kWh/m²/yr

A0 ≤42*

A ≤75

B ≤150

BER C ≤225

D ≤275

E ≤325

F ≤375

G >375

Units=kWh/(m².y)
* & ZEB² Criteria

Floorplan

