

178 An Caislean View, Ballincollig, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned three bedroom semi-detached property situated in the much sought after development of An Caislean View, Ballincollig. Situated within a quiet cul-de-sac and offering a south facing rear aspect, this property is sure to appeal to a host of buyers.

Accommodation consists of reception hallway, guest w.c, living room and open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms, one ensuite and the main family bathroom.

AMV: €345,000

BER C1

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 89.35 Sq. M. / 962 Sq. Ft.
- Built in 2004
- BER C1
- Superb sunny rear garden with south facing rear aspect
- Gas fired central heating
- Double glazed PVC windows
- Newly redecorated
- New carpet flooring
- Solid maple fitted kitchen
- Ideal first time buy/investment opportunity
- Rental potential €2,200 per month
- Easy access to the N22 and N40 road networks
- Walking distance to Ballincollig town centre and all amenities including shops, supermarkets, schools, bars, cinema, regional park
- Located on the 220 and 220X bus routes

| RECEPTION HALLWAY

5.53m x 1.98m (18'1" x 6'4")

A PVC door with glass centre and side panelling allows access to the main reception hallway. The hallway has attractive décor with a neutral colour palette, tile flooring, one centre light piece, two power points, one radiator, one telephone point and extensive under stair storage.



| GUEST W.C

The guest w.c features a two piece suite, tile flooring, one centre light piece and one extractor fan.

| LIVING ROOM

4.4m x 3.5m (14'4" x 11'4")

The living room has one window to the front of the property, high quality new carpet flooring and an impressive open fireplace with granite hearth and oak timber surround. There is one centre light piece, one large radiator, six power points, two television points and one telephone point.



| KITCHEN/DINING

3.37m x 5.55m (11'0" x 18'2")

A magnificent open plan kitchen/dining area is flooded with natural light owing to the south facing aspect of this property. The kitchen features solid maple fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback. The kitchen includes a stainless steel bowl and a half sink, electric oven, extractor fan, integrated fridge/freezer, washing machine and dishwasher. Throughout the room there is tile flooring, extensive built-in storage space, thirteen power points, one centre light piece, one large radiator and a sliding door allowing access to the rear garden.



| STAIRS AND LANDING

3.25m x 1.95m (10'6" x 6'3")

The stairs and landing areas have been fitted with new carpet flooring throughout. At the top of the landing there is a Stira staircase to the attic, a hot press which is shelved for storage, two power points and one centre light piece.



| BEDROOM 1

3.27m x 3.5m (10'7" x 11'4")

A spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has new carpet flooring, freestanding Sliderobe units included as part of the sale, one large radiator, one centre light piece, six power points, one thermostat control for the heating and one television point.



| EN SUITE

1m x 2.8m (3'2" x 9'1")

The superb and spacious en suite bathroom features a three piece suite including a double corner shower area with a Supajet electric shower. The room has impressive modern floor and wall tiling, one centre light piece, one wall-mounted light piece and one extractor fan.



BEDROOM 2

3.32m x 3.5m (10'8" x 11'4")

A large double bedroom has one window to the front of the property with new carpet flooring. There is one large radiator, four power points and one centre light piece.



BEDROOM 3

2.72m x 2.2m (8'9" x 7'2")

A generous sized single bedroom has one window to the front of the property with new carpet flooring. The room is finished with built-in storage units from floor to ceiling, one radiator, two power points and one centre light piece.



BEDROOM 2

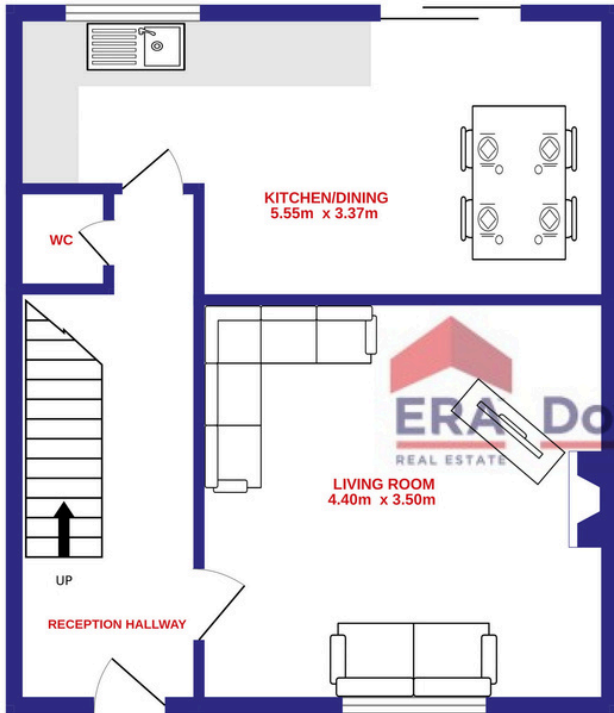
2.14m x 1.95m (7'0" x 6'3")

The main family bathroom features a four piece suite including a Gainsborough SV800 electric shower fitted over the bath. There is floor and wall tiling, one window to the rear, one centre light piece, one wall-mounted light piece and one radiator.

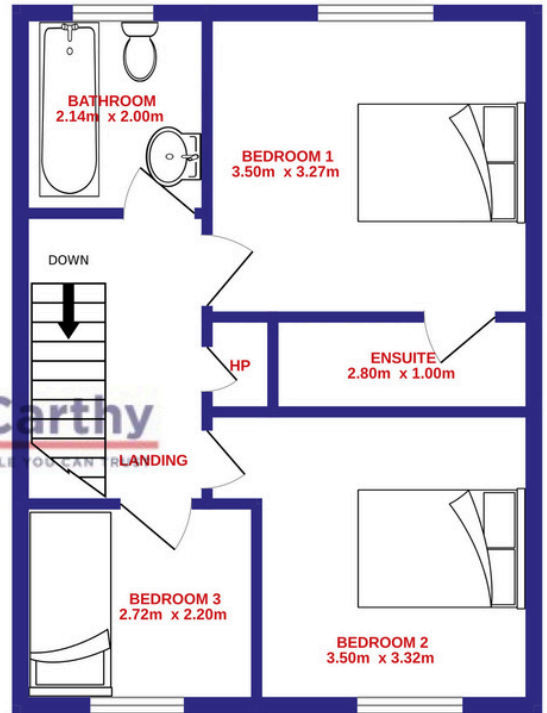


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| DIRECTIONS

Please see Eircode P31 A393 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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