

10 Coolroe Avenue, Ballincollig, Cork

BER A3



NEW and Exclusive A Rated 4 Bedroom Detached Houses measuring 1,500 sq. ft. approx. We have only three new houses available, two of these are complete to 'Builders Finish' so you have a blank canvas to work from and create your own home to suit your taste in decor.

Elegance, contemporary style and top class fixtures and fittings are all on fer at no. 10.



€435,000

PSRA Licence No. 002584

Accommodation

- Entrance Hallway 6.1m x 2.44m

Ultratech entrance doorway leading to tastefully finished hallway with solid wood staircase and balustrades, under-stairs storage cupboard. Pre-finished oak doors lead to the kitchen/dining and front sitting room. Quality flooring.



- Guest W.C 1.52m x 1.21m

Fully fitted with w.c, and wash-hand basin. Ceramic tiled floor and splash-back. Window to side. Extractor Fan.

- Lounge 6.4m x 3.97m

Pre-finished oak door, (Deanta Range), large reception room with bay window overlooking the front of the house, quality flooring.



- Kitchen/Dining Room 4.57m x 4.0m

Access to kitchen/dining area from hallway or through double doors from sitting room. Fully fitted Kitchen in the show house with a very generous PC sum of 5,000.00 nominated for the other two houses. Separate utility room with PVC door to rear garden.



- Living Room

3.4m x 2.3m

Extended out from the kitchen / dining we have a spacious living area to the rear of the property along with double doors to garden.



- Bedroom 1

4.6m x 3.7m

Large master bedroom to the front of the property with bay window and en-suite bathroom. Ensuite contains 1 wc, wash hand basin & shower unit.



- Bedroom 2 3.0m x 2.4m
- Bedroom 3 4.3m x 2.7m
- Bedroom 4 3.7m x 2.7m
- Main Bathroom 2.7m x 2.1m

Large double bedroom to the rear of the property

Double bedroom to the rear of the property

Double bedroom to the front of the property

Generous bathroom with wc, whb and bath



Features

- New A Rated Houses
- Convenient Location
- Wired for alarm
- Private Rear Gardens
- Air to Water Heating System
- Private Parking
- Cobblelock Driveways

Michael Downey
60 South Mall, Cork
087 7777117
michael@eracork.ie



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