

## 27 Leslies Arch, Old Quarter, Ballincollig, Cork.



ERA Downey McCarthy are delighted to present to the market this magnificent, modern, three storey, four bedroom home that is sure to appeal to all buyers. This immaculately maintained townhouse is a very stylish property that has a very clever layout that provides a great balance between living and bedroom accommodation. It is tastefully decorated to a very good standard with a modern decor scheme.



€350,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway

Welcoming hallway with one centre light fitting, one radiator and a tiled floor. Solid doors lead to all rooms.

- Guest Bathroom

The guest loo has one w.c., picture window and fully tiled walls and floors. Other features include a wash hand basin, glass shelf, fitted mirror, globe light fitting and extractor fan.

- Kitchen 2.8m x 2.7m

The kitchen/dining/living area is a large open plan room. The kitchen is situated at the top level with one window overlooking the front and is fitted with very impressive units, granite worktop, double drainer sink, dishwasher, integrated oven, hob and extractor fan and fridge freezer.



- Dining Area 6.6m x 3.01m

The dining area has plenty of room for a six-seat dining table. Features include one radiator, light fitting, power points and two steps lead down to the living area.

- Living Area 4.55m x 4.0m

The living area has a feature fireplace and a very attractive glass pannelled wall with a PVC door leading out to the patio and to the back garden. This living area has a solid wooden floor, one centre light fitting and one radiator.





- Utility Room 2.0m x 1.8m  
The utility is fully fitted with plenty of presses at eye and floor level. The area has a tile splash back, spacious worktop area, pull out press for storage and leads on then to an area for the washing machine and drier which have both been plumbed. Other features include space and storage for an ironing board, Hoover and the gas boiler is also situated here. A glass panel door leads out to the back garden.
- Stairs and first floor landing  
The stairs are fully carpeted and lead up to the first floor landing. Solid doors lead into all rooms. The first floor landing has a hot press which houses the pre-sealed tank, some fitted shelving and has plenty of room for storage.
- Lounge 5.7m x 3.0m  
A most spacious living room that has been tastefully decorated throughout. The room has a large bay window which overlooks the front of the property, a feature fireplace, semi-solid wooden floor and one centre light fitting. The room also has a second balcony effect window here that overlooks the front and glass panel double doors lead back out to the landing.



- Bedroom 1 5.7m x 3.5m  
The main bedroom is on the first floor of the property, overlooking the back. This spacious bedroom has plenty of room for a double bed and one large window comes with fitted blinds and curtain pole. The room has an extensive fitted wardrobe with ample room for storage. Other features include carpet flooring, one radiator and centre light fitting.
- En Suite Bathroom 2.29m x 1.2m  
The en suite has a fully tiled shower cubicle with a power shower off the mains. Features include one W.C, wash hand basin, fitted towel rails, mirror, globe light fitting, extractor fan and a velux window allows in plenty of natural daylight.
- Stairs and second floor landing  
The stairs and landing for the second floor of the property is fully carpeted and shows the properties space and size as three more bedrooms, a bathroom and an en suite are all situated here.

The landing has a sky tube which provides natural daylight and a hatch allows access to the attic.

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| • Bedroom 2     | 4.4m x 2.99m  | A very attractive double bedroom with a second ensuite and well fitted wardrobes and one window overlooks the rear of the property. Features include carpet flooring, one radiator, one centre light piece and a very attractive feature is the walk-through wardrobe into the en suite. |
| • En Suite 2    | 2.99m x 1.2m  | The en suite is very spacious and wide with a double power shower off the mains, extractor fan, globe light fitting, shaver light, fitted mirror, wash hand basin, w.c., radiator, towel rail and a frosted window overlooks the back.   |
| • Bedroom 3     | 3.79m x 2.66m | A spacious double bedroom with one window overlooking the front of the property. The room has fitted bedroom wardrobes, one radiator, one centre light fitting and carpet flooring.  |
| • Bedroom 4     | 3.49m x 2.93m | Another double room with one large window overlooking the front. Features include one radiator, one centre light fitting and carpet flooring.  |
| • Main Bathroom | 2.46m x 1.7m  | The main bathroom has a fitted bath, one wash hand basin, one W.C, one radiator, a globe light fitting, extractor fan, shaver light, mirror and glass shelf. The bathroom has a sky tube providing the room with natural light and fully tiled walls and floors.                         |

## Features

- 1,700 Sq. Ft. Approx.
- Built in 2006 Approx. by O'Flynn Construction
- Stylish property with a very clever layout
- West facing garden to the rear
- 4 Double Bedrooms
- 4 Bathrooms
- 2 Living Rooms
- Walking distance to Ballincollig Town Centre

## Directions

Please see the Eircode P31 X860 for directions.



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