

18 Barley Grove, The Maltings, Ballincollig, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this most attractive, well presented and deceptively spacious two bedroom semi-detached property that benefits greatly from its positioning within a mature, cul-de-sac location in The Maltings, Station Road and within easy walking distance of Ballincollig town centre.



AMV: €300,000

BER C2

60 South Mall, Cork.

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PSRA No. 002584

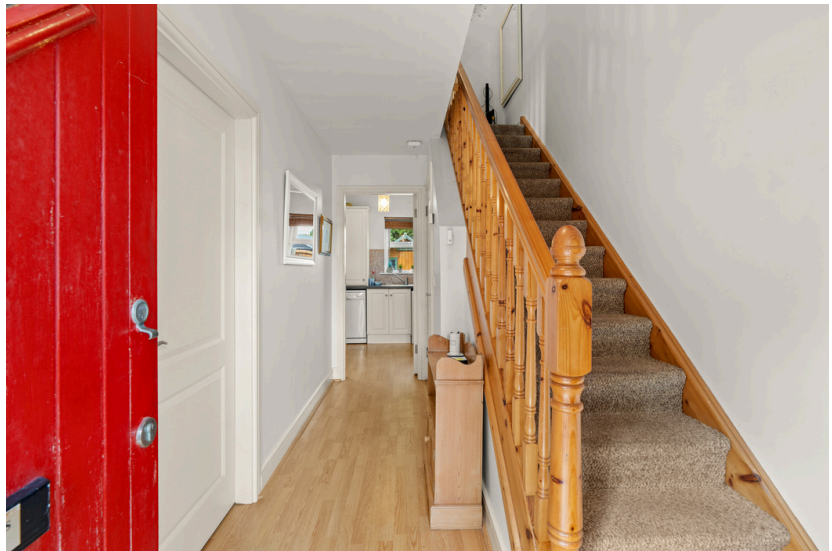
| FEATURES

- Approx. 84.1 Sq. M. / 905 Sq. Ft.
- Built in 2005
- BER C2
- Two spacious double bedrooms each with own en suite bathroom
- Enclosed and private rear garden
- Sought after location
- Walking distance to Ballincollig town centre
- Close to a host of amenities including shops, supermarkets, schools, bars, cinema
- Easy access to the N22 and N40 road networks
- On the 233 bus route

| RECEPTION HALLWAY

4.1m x 2.09m (13'4" x 6'8")

The reception hallway has tile flooring, one centre light fitting, a fuse board, one radiator and telecom for the main entrance.



| GUEST W.C

1.58m x 0.96m (5'1" x 3'1")

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| LIVING ROOM

4.26m x 3.61m (13'9" x 11'8")

The spacious living room has one window to the front of the property, one radiator, one centre light fitting, a feature fireplace and laminate timber flooring.



| KITCHEN/DINING

2.53m x 5.85m (8'3" x 19'1")

The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. There is one window to the rear, access to the gas boiler, fitted oven/hob/extractor fan, a stainless steel sink, plumbing for a washing machine and dryer, and space for a fridge freezer. Sliding doors allow access out to the enclosed rear garden.



| STAIRS AND LANDING

3.9m x 2.1m (12'7" x 6'8")

The stairs and landing have carpet flooring. At the top of the landing there is access to the attic and access to the hot press.



| BEDROOM 1

2.72m x 5.84m (8'9" x 19'1")

This spacious and light-filled double bedroom has two windows over the front of the property, carpet flooring, attractive neutral décor, one radiator, one centre light fitting and a door to the en suite.



| EN SUITE 1

0.89m x 2.76m (2'9" x 9'0")

The en suite features a three piece suite including a built-in shower cubicle incorporating a power shower off the mains, vinyl flooring, radiator, centre light piece, wall-mounted light piece and an extractor fan.



| **BEDROOM 2**

3.18m x 3.65m (10'4" x 11'9")

Another spacious double bedroom has one window overlooking the rear of the property, carpet flooring, attractive neutral décor, radiator, centre light fitting and a door to the second en suite.



| **EN SUITE 2**

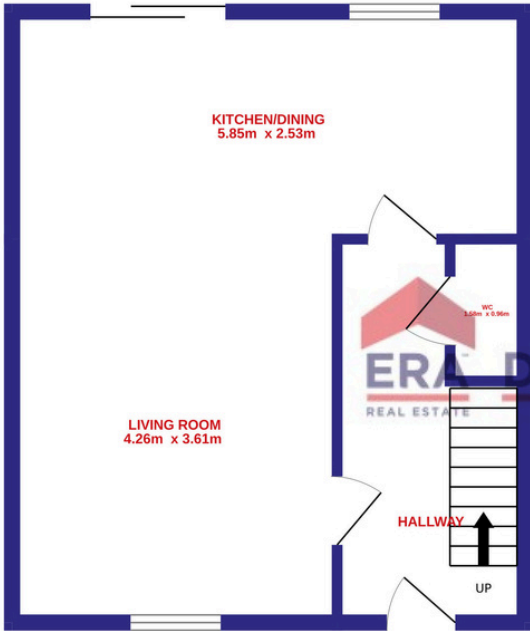
1.88m x 2.09m (6'1" x 6'8")

This en suite features a three piece suite including a built-in shower cubicle incorporating a Mira Elite 2 electric shower, vinyl flooring, frosted window to the rear, radiator, centre light piece, and extractor fan.

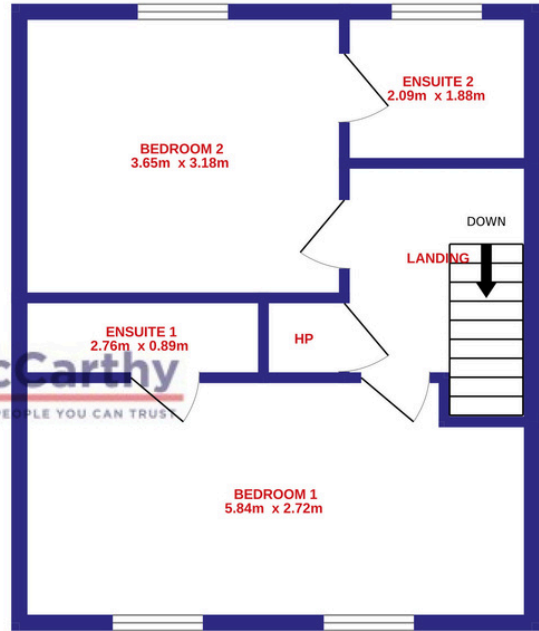


| FLOOR PLAN

GROUND FLOOR



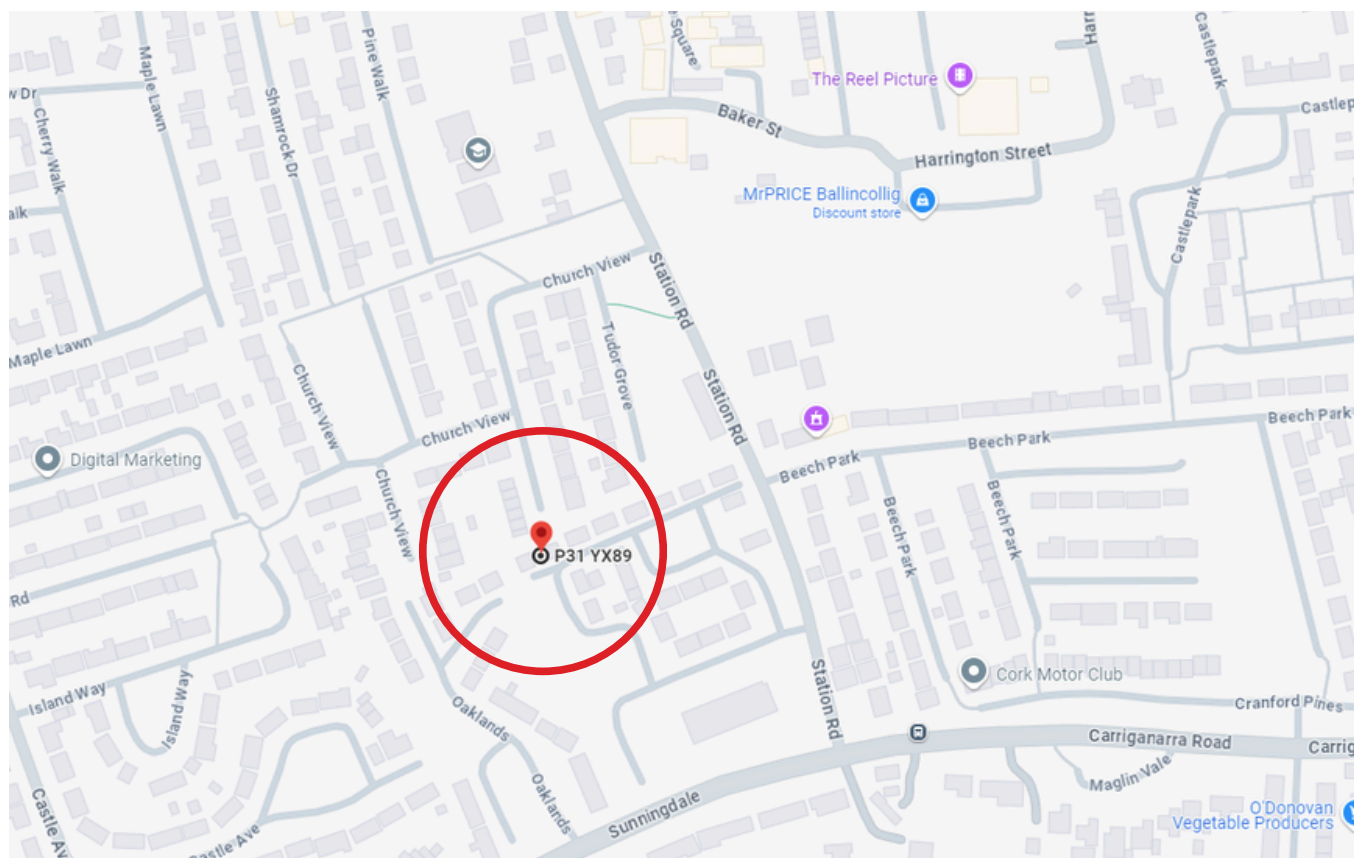
1ST FLOOR



ERA Downey McCarthy
REAL ESTATE THE PEOPLE YOU CAN TRUST

| DIRECTIONS

Please see Eircode P31 YX89 for directions.



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