



Downey McCarthy

...the people you can trust

59 Willow Grove, Coolroe Heights, Ballincollig, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this impressively presented, three bedroom semi-detached property situated in the much acclaimed development of Coolroe Heights, Ballincollig. The property benefits from its large, private rear garden as well as its close proximity to Ballincollig town centre and all local amenities.



AMV: €320,000



60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 93 Sq. M. / 1,003 Sq. Ft.
- Built in 2001
- BER D1
- Rental potential of €1,568 from 17/07/23
- Gas fired central heating
- Double glazed windows
- Three spacious bedrooms
- Much sought after location within a quiet cul de sac
- Large enclosed rear garden
- Off street parking
- Walking distance to Ballincollig town centre
- Close to a host of amenities including shops, supermarkets, schools, bars, cinema, regional park
- Easy access to the N22 and N40 road networks
- On the 220 and 220X bus routes
- Ideal first time buy

| RECEPTION HALLWAY

4.66m x 2m (15'2" x 6'5")

A teak door with glass centre and side panelling allows access to the reception hallway. The hallway has attractive décor with high quality laminate timber flooring, one centre light piece, one radiator, two power points, wall-mounted shelving and one alarm control point.

| GUEST W.C

1.4m x 0.8m (4'5" x 2'6")

The guest w.c features a two piece suite, vinyl floor covering and one window to the side of the property.

| LIVING ROOM

4.45m x 3.45m (14'5" x 11'3")

A superb main living room has one window to the front of the property including a curtain rail and curtains. The room has high quality laminate flooring, an attractive open fireplace, one radiator, one centre light piece, six power points and one television point.



| KITCHEN/DINING

3.6m x 5.6m (11'8" x 18'3")

This spacious open plan kitchen/dining area has modern fitted units at eye and floor level in an L-shape with extensive worktop counter and tiled splashback. The room has laminate timber flooring throughout, one window overlooking the rear garden and a sliding door allowing access to same. Within the kitchen there is a stainless steel sink, a washing machine, an oven and space for a fridge freezer. The room has ample dining space, attractive décor, one radiator, two light pieces, one telephone point and twelve power points.



| STAIRS AND LANDING

3.5m x 2.1m (11'4" x 6'8")

The stairs and landing are fitted with carpet flooring. At the top of the landing, one window overlooks the side of the property and floods the area with natural light. There is one centre light piece, a hot press area which is shelved for storage and an access hatch to the attic.



| BEDROOM 1

3.95m x 3.4m (12'9" x 11'1")

A spacious double bedroom has one window to the front of the property, attractive decor and solid timber flooring sanded and varnished to a high quality finish. There is one centre light piece, one radiator, four power points, one television point, one telephone point and a door allowing access to an ensuite bathroom.



| ENSUITE

0.8m x 2.7m (2'6" x 8'8")

The ensuite bathroom features a three piece suite with a Mira electric shower fitted, vinyl floor covering, wall tiling, one centre light piece and one extractor fan.

| BEDROOM 2

3.24m x 3.4m (10'6" x 11'1")

A spacious double bedroom has one window to the rear of the property and is finished with solid timber flooring. There is one centre light piece, one radiator and four power points.



| BEDROOM 3

2.9m x 2.5m (9'5" x 8'2")

A spacious single room has one window to the front of the property, solid timber flooring, one centre light piece, one radiator and two power points.



| BATHROOM

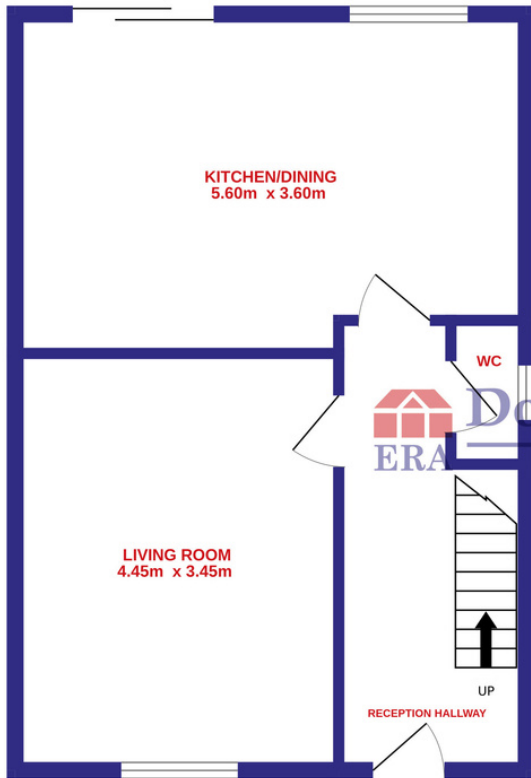
2.2m x 2.1m (7'2" x 6'8")

The main family bathroom features a four piece suite including a shower fitted over the bath. The room has vinyl floor covering, wall tiling, one centre light piece, one window to the rear of the property and one radiator.

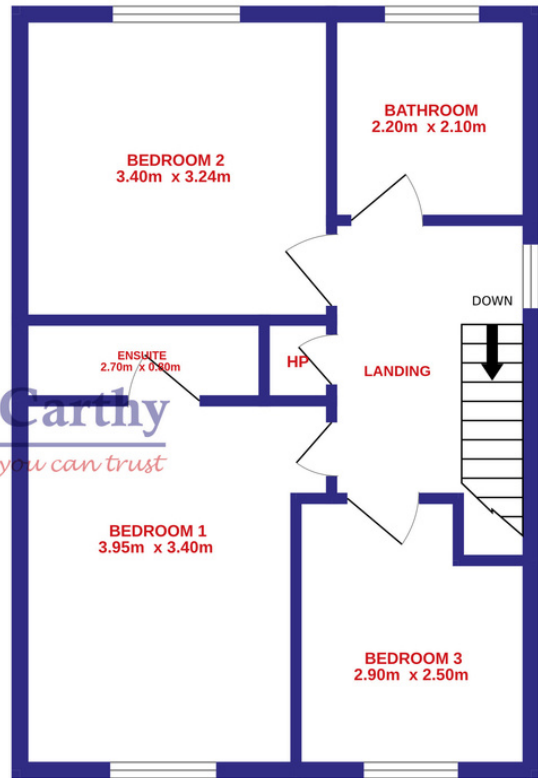


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



Downey McCarthy
ERA
...the people you can trust

TOTAL FLOOR AREA : 93.2 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Manner 2/2022

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| DIRECTIONS

Please see Eircode P31 KH92 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie



 **Downey McCarthy**
...the people you can trust

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.