

97 Coopers Grange, Old Quarter, Ballincollig, Cork **BER C1**



ERA Downey McCarthy are delighted to present to the market this magnificent, modern, three storey, three bedroom home that is sure to appeal to all buyers. This immaculately maintained townhouse is a very stylish property with 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 décor scheme.



AMV: €330,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.76m x 2.12m
- Guest W.C 1.74m x 0.9m
- Kitchen 3.94m x 3.02m

The reception hallway has attractive neutral décor, recess spot lighting, timber flooring, one radiator and ample power points throughout.

The guest W.C has a two piece suite, fully tiled walls and floors, fitted mirror and one light fitting.

The kitchen has solid fitted units at eye and floor level, an extensive worktop counter and tile splash back. Other features include space for an oven, hob, extractor fan, fridge freezer, dishwasher and washing machine. The kitchen also benefits from one large window overlooking the front of the property, recess spot lighting, tile flooring, neutral décor and ample power points throughout.



- Living Room 3.59m x 5.28m

The living area has attractive neutral décor, a feature fireplace, one window overlooking the rear and a double door leading out to the patio and to the back garden. Other features include a solid wooden floor, one centre light fitting, one radiator, one television point and ample power points.



- Stairs and first floor landing 4.62m x 2.07m

The stairs are fully carpeted and lead up to the first floor landing and solid doors lead into all rooms. The first floor landing has one centre light fitting, neutral décor and a hot press which houses the pre-sealed hot water tank, some fitted shelving and plenty of room for storage.

- Bedroom 2 3.79m x 3.58m

A very attractive double bedroom with an ensuite, fitted wardrobes and one window overlooks the rear of the property. Features include timber flooring, one radiator, one centre light fitting and ample power points throughout.



- En Suite Bathroom 1.56m x 2.91m

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 rail, mirror, globe light fitting, wall mounted light fitting, extractor fan and a window overlooking the rear of the property.

- Bedroom 3 3.1m x 3.16m

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, timber flooring and ample power points.

- Stairs and second floor landing 4.62m x 2.07m

The stairs and second floor landing are fully carpeted throughout. The second floor landing has one centre light fitting, neutral décor and a window overlooking the front of the property allows extensive natural light into the area.

- Master Bedroom 5.63m x 3.1m

The main bedroom has a dual aspect with one window overlooking the front of the property and another overlooking the rear. This spacious bedroom has plenty of room for a double bed, neutral décor, fitted wardrobes with ample room for storage, timber flooring, one radiator and one centre light fitting. Access to the attic is also gained from here.



- Main Bathroom 1.75m x 2.06m

The main bathroom has a fitted bath with a shower fitted overhead, one wash hand basin, one W.C, one radiator, one light fitting and extractor fan. The bathroom has a velux window overlooking the rear of the property providing the room with natural light and the room also has fully tiled walls and floors.



Features

- 110.61 Sq. M / 1191 Sq. Ft
- BER C1
- Built in 2002
- Built in 2006 Approx. by O'Flynn Construction
- Stylish property with a clever layout
- 3 Double Bedrooms
- 3 Bathrooms
- Walking distance to Ballincollig Town Centre
- Ideal first time buy/ Investment

Directions

Please see Eircode P31 H343 for directions.



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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.



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