



Downey McCarthy

...the people you can trust

87 Coopers Grange, Old Quarter, Ballincollig, Cork



ERA Downey McCarthy are delighted to present this modern, three storey, three bedroom townhouse to the market. This superbly maintained home offers a 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. Coopers Grange benefits greatly from its proximity to the new town centre in Ballincollig and all local amenities including shopping centres, pubs, restaurants, bus routes and Ballincollig Regional Park.



AMV: €350,000

BER B3

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PSRA No. 002584

| FEATURES

- Approx. 120.1 Sq. M / 1293 Sq. Ft
- BER B3
- Built in 2006 Approx. by O'Flynn Construction
- Stylish property with a clever layout
- Bright and airy living accommodation
- South facing rear aspect
- 3 spacious double bedrooms
- 3 bathrooms
- Off street parking
- Walking distance to Ballincollig Town Centre
- Ideal first time buy/ Investment

| RECEPTION HALLWAY

4.71m x 2.08m (15'4" x 6'8")

A solid teak door allows access to the reception hallway which has fantastic original tile flooring, neutral décor, recessed spot lighting, smoke alarm, radiator, fuse board and solid doors leading to all rooms.

| GUEST W.C

1.81m x 0.89m (5'9" x 2'9")

The guest W.C features a two piece site, original tile flooring, tile splashback, one centre light piece and extractor fan.

| KITCHEN

3.91m x 3.04m (12'8" x 9'9")

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



| LIVING/DINING ROOM

3.8m x 5.26m (12'4" x 17'2")

The open plan living/dining area has one window to the rear of the property and double doors allowing access to same. This allows extensive natural light to flood the room. There is attractive high quality timber flooring, one radiator, one centre light piece, a fireplace with gas insert, space for a dining table and neutral décor.



| STAIRS AND FIRST FLOOR LANDING

4.59m x 2.12m (15'0" x 6'9")

The stairs has a carpet runner and the landing features carpet flooring throughout. The landing area has one centre light piece, radiator and a hot press area which is shelved for storage.



| BEDROOM 2

4.39m x 3.61m (14'4" x 11'8")

A spacious double bedroom has one large window to the rear of the property. The room has high quality timber flooring, centre light piece, attractive décor, a large solid fitted wardrobe unit, radiator and a door allowing access to the ensuite.



| ENSUITE

2.94m x 1.55m (9'6" x 5'0")

The ensuite features a three piece suite including a shower cubicle incorporating a Mira Vigoir electric shower. There is a frosted window to the rear, floor and wall tiling, radiator and centre light piece.



| BEDROOM 3

3.14m x 3.11m (10'3" x 10'2")

This double bedroom has window to the front of the property. The room has high quality timber flooring, centre light piece, neutral décor, a fitted wardrobe unit, radiator and power points.



| STAIRS AND SECOND FLOOR LANDING

4.23m x 2.11m (13'8" x 6'9")

The landing area has a Velux window and solid doors leading to both second floor rooms.



| BEDROOM 1

5.66m x 4.15m (18'5" x 13'6")

This superb master bedroom is dual aspect with one window to the front of the property and a Velux window to the rear, allowing extensive natural light to flood the area. The room has high quality timber flooring, centre light piece, attractive décor, radiator, power points and access to the attic.



| BATHROOM

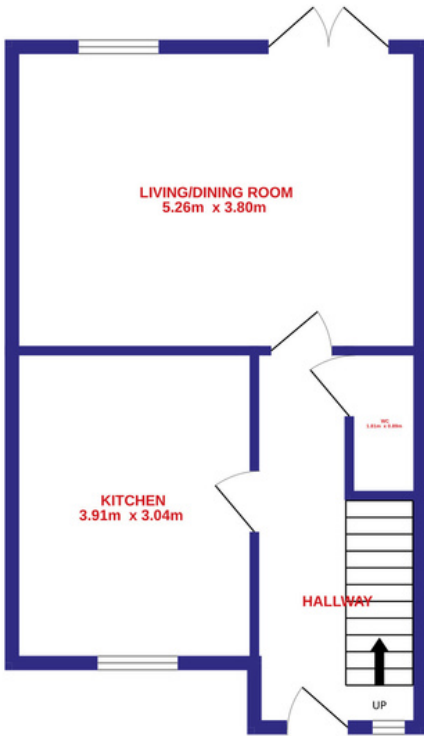
1.71m x 2.09m (5'6" x 6'8")

The bathroom features a four piece suite including a Mira Elite SE electric shower fitted over the bath, one Velux window to the rear, floor and wall tiling, radiator, one wall-mounted light piece, one centre light piece and neutral décor.

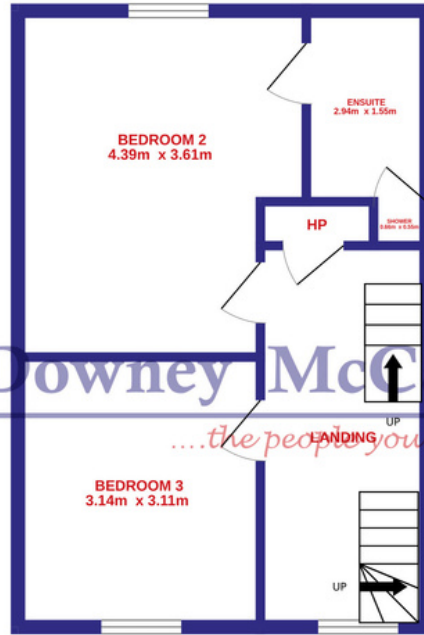


| FLOOR PLAN

GROUND FLOOR

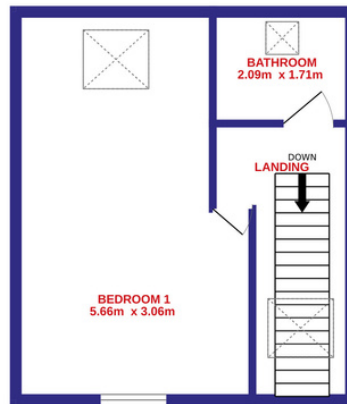


1ST FLOOR



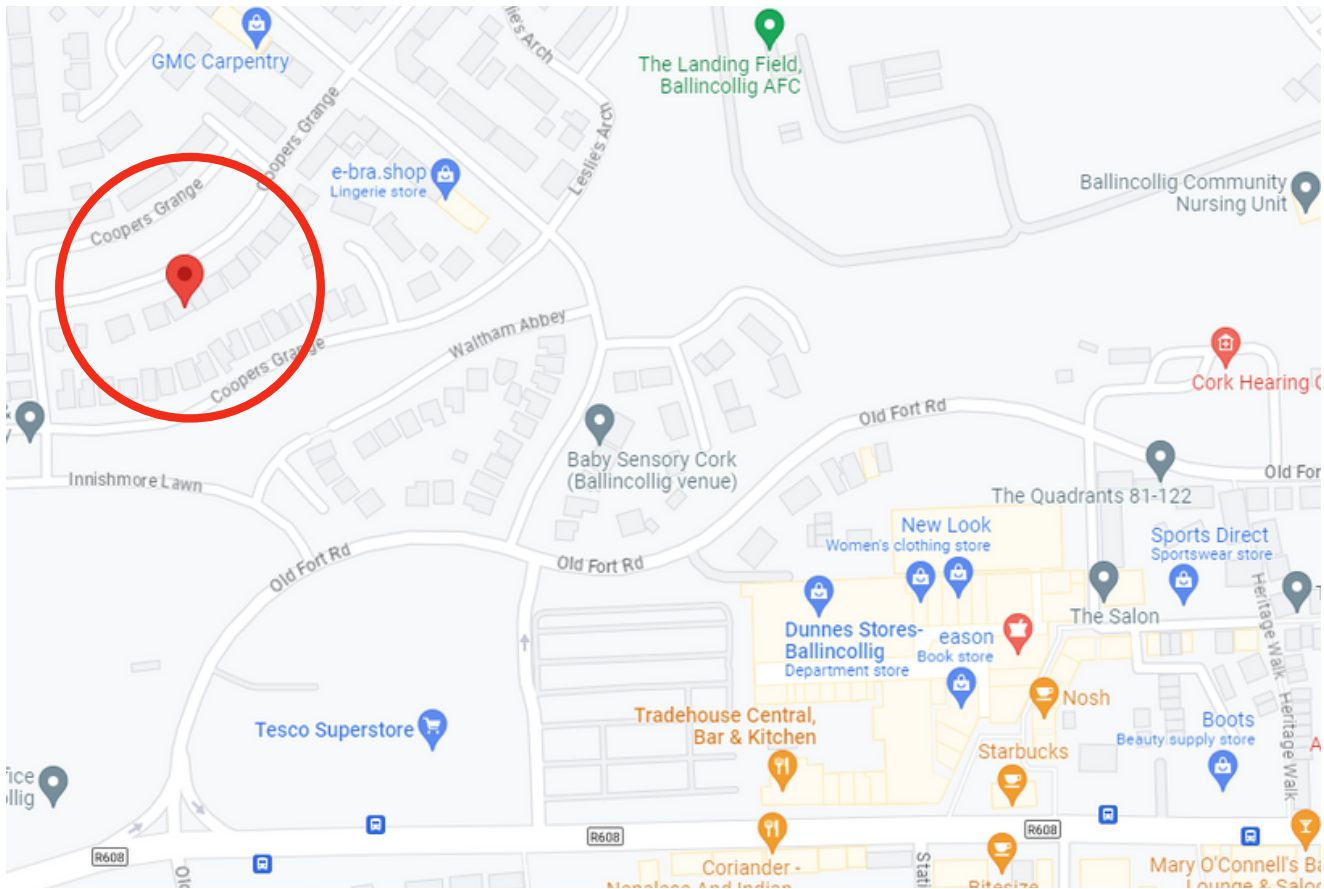
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2ND FLOOR



| DIRECTIONS

Please see Eircode P31 PH27 for directions.



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