



Downey McCarthy

...the people you can trust

Derlide, Flynn's Cross, Flynn's Road, Ballincollig, Cork



ERA Downey McCarthy Auctioneers are delighted to present to this super three bedroom detached bungalow located on Flynn's Road in Ballincollig. While in need of modernisation, the property benefits from its close proximity to Ballincollig town centre and a host of local amenities including shops, hotels, supermarkets, schools, bars and cinema. The property has a large garden area which has the potential for future development subject to planning permission.



AMV: €210,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 76.5 Sq. M. / 828 Sq. Ft.
- Built in 1984
- BER G
- Oil fired central heating
- Three bedrooms
- Off street parking
- Large garden area with the potential for future development SPP
- Sought after location within walking distance of Ballincollig town centre
- Close to a host of amenities including shops, supermarkets, schools, bars, cinema
- Easy access to the N22 and N40 road networks
- Located on the 220 and 233 bus routes

| PORCH

0.79m x 0.88m (2'5" x 2'8")

A PVC door with glass panelling allows access to a porch area which has tiled flooring and a wall-mounted light piece. A teak door with stained glass paneling allows access to the main reception hallway.

| RECEPTION HALLWAY

3.63m x 3.2m (11'9" x 10'4")

The main reception hallway has carpet flooring, radiator, wall-mounted light piece, centre light piece, smoke alarm, access to the hot press and solid doors lead to all rooms.

| LIVING ROOM

4.36m x 3.6m (14'3" x 11'8")

The living room has one window overlooking the front of the property, carpet flooring, centre light piece, two wall-mounted light pieces, original fireplace, built-in display cabinets, radiator and neutral décor.



| KITCHEN

5.05m x 3.05m (16'5" x 10'0")

The kitchen benefits from extensive natural light due to a Velux window in the ceiling, plus another window to the rear and a frosted glass door allowing access to same. The kitchen has solid fitted units at eye and floor level, linoleum flooring, radiator, space for an oven, space for a fridge freezer, plumbing for a washing machine/dishwasher, stainless steel sink, a display cabinet and two fluorescent light pieces.



| BEDROOM 1

3.75m x 2.7m (12'3" x 8'8")

This spacious double bedroom has one window overlooking the rear of the property, radiator, centre light piece, carpet flooring and a fitted wardrobe unit.



| BEDROOM 2

2.78m x 3.58m (9'1" x 11'7")

This double bedroom has one window overlooking the side of the property, radiator, centre light piece, carpet flooring and a fitted wardrobe unit.



| BEDROOM 3

2.97m x 2.51m (9'7" x 8'2")

This single bedroom has one window overlooking the front of the property, radiator, centre light piece, carpet flooring and a fitted wardrobe unit.



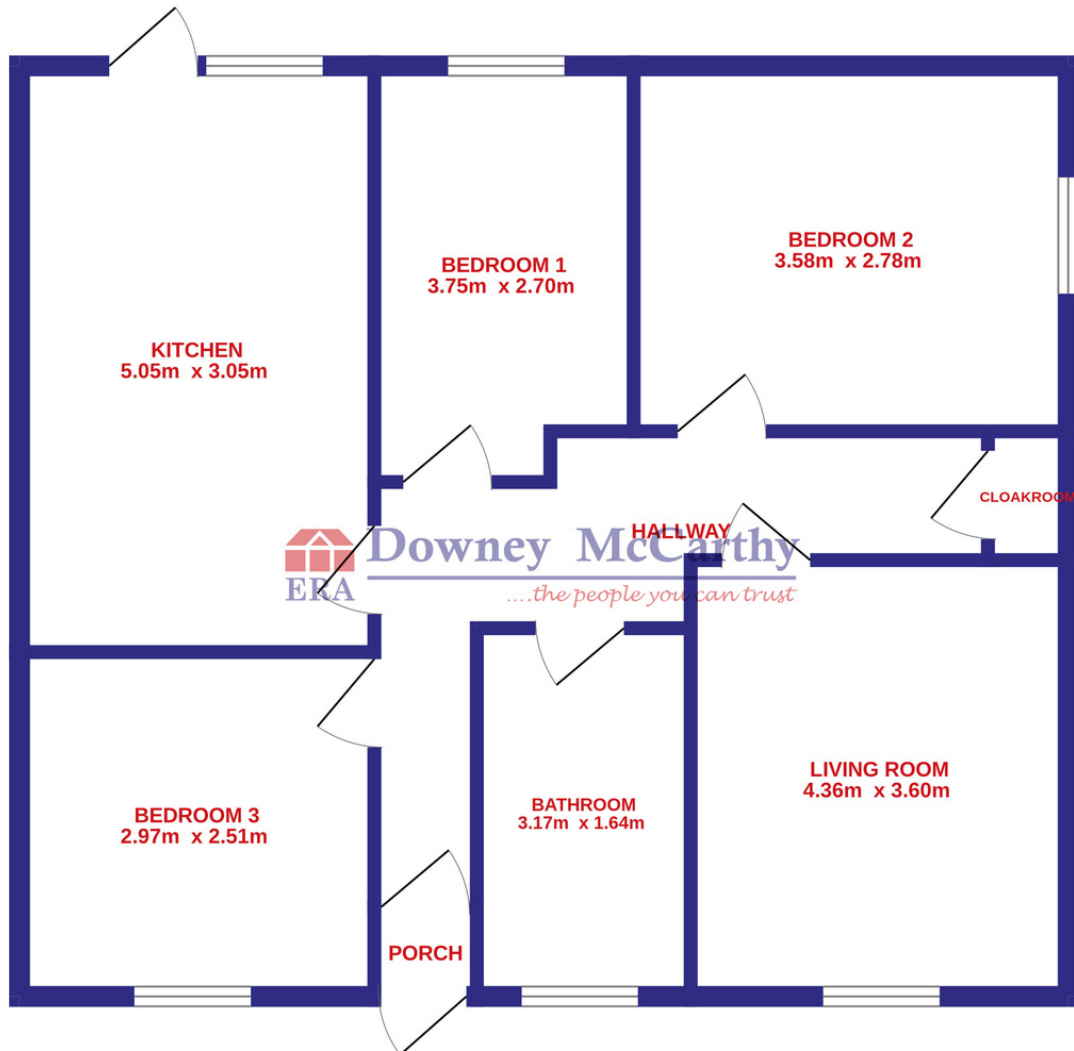
| BATHROOM

3.17m x 1.64m (10'4" x 5'3")

The bathroom features a four piece suite including an electric shower fitted over the bath, floor and wall tiling, one frosted window to the front of the property, towel rail, vanity unit, storage units, centre light piece and a radiator.



| FLOOR PLAN

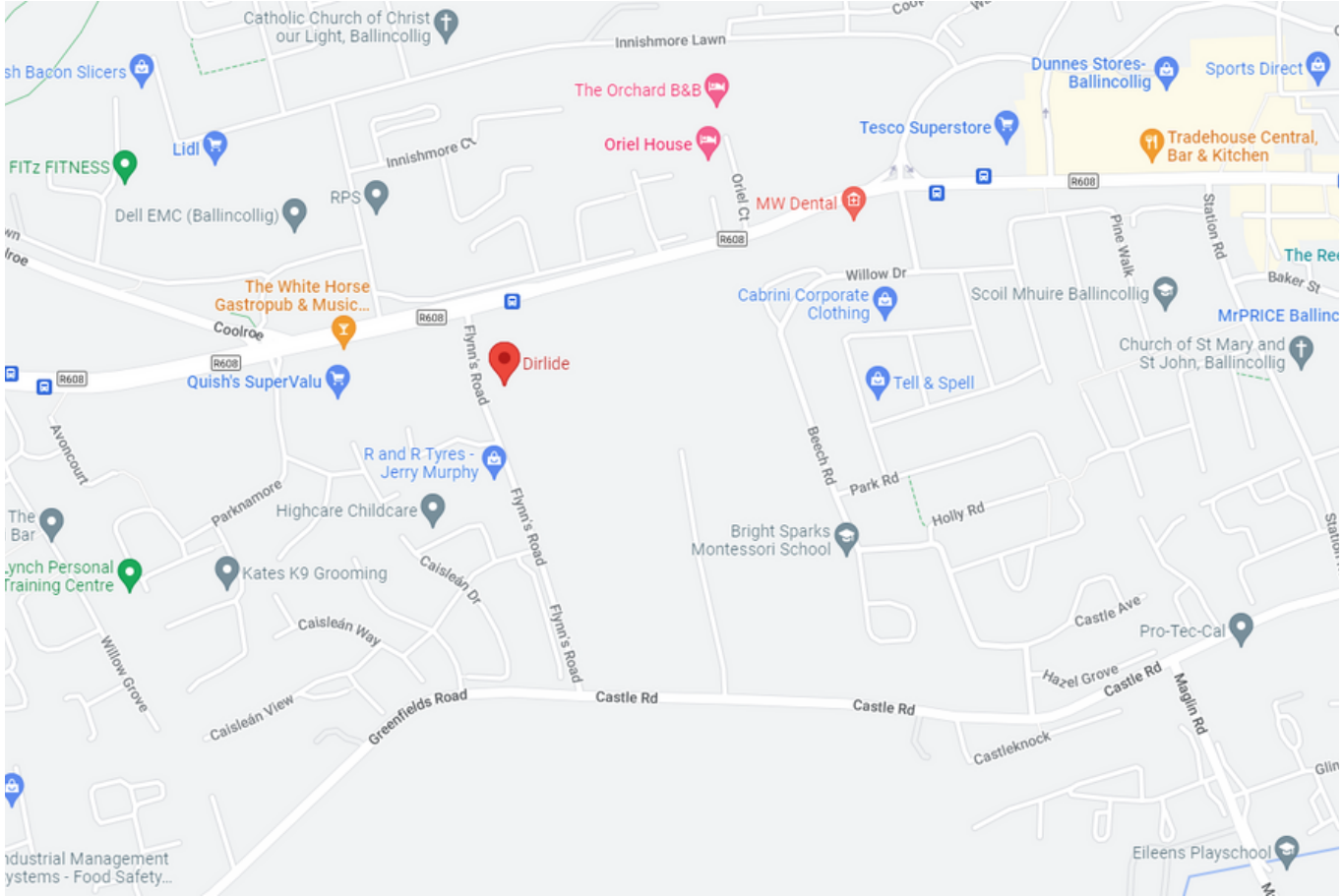


TOTAL FLOOR AREA : 77.0 sq.m. approx.

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.
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| DIRECTIONS



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Solicitor Details:

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