



Downey McCarthy

...the people you can trust

Railway Cottage, Station Cross, Ballincollig, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this neatly presented, two bedroom detached cottage located in the heart of Ballincollig and within 5 minutes walk of the town centre and all of its amenities. The property offers a superb, south facing rear aspect, an enclosed rear garden and is a blank canvas allowing the new owner an opportunity to put their own stamp on the internal layout and decorative finishes. Full planning permission is in place for a substantial rear extension if required.



AMV: €285,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Full planning permission granted for a substantial rear extension of Approx. 50m²
- Approx. 65 Sq. M. / 700 Sq. Ft.
- Built Approx. 1948
- BER D2
- Gas fired central heating
- Double glazed windows
- Superb south facing rear aspect with an enclosed rear garden
- Two spacious bedrooms
- Attractive décor throughout
- Ideal location a 5 minute walk from Ballincollig town centre
- Waking distance to all local amenities in Ballincollig including schools (primary and secondary), church, hotel, shop, supermarkets, cinema, restaurants, cafes
- On the 233 bus route and within 5 minutes walk of the 24 hour 220 bus route
- Ideal first time buy/trade down property
- Mains Water & Drainage on site

| RECEPTION HALLWAY

1.22m x 2.72m (4'0" x 8'9")

A PVC door with centre glass panelling allows access to the main reception hallway. The hallway has high quality laminate timber flooring, attractive décor, one centre light piece, one radiator, two power points, one telephone point and an access hatch to the attic.

| LIVING ROOM

5.02m x 3.23m (16'4" x 10'5")

A superb main living room has one window to the front of the property including a curtain rail, curtains and a venetian blind. The room has high quality laminate timber flooring, attractive décor and a solid fuel stove. There is one radiator, wall-mounted shelving, one centre light piece, eight power points, one television point and a sliding door allows access to the kitchen/dining area.



| KITCHEN/DINING

2.3m x 9.1m (7'5" x 29'8")

A large, extended kitchen/dining area features units at eye level on both sides of the room with extensive worktop counter space and a tiled splashback. The built-in floor level units cleverly conceal the washing machine and dryer. There is laminate timber flooring and two windows overlooking the rear garden. The kitchen area features one centre light piece, ten power points, a stainless steel sink, an integrated extractor hood and dishwasher, space for an oven and an American style fridge freezer and a larder unit.



The spacious dining area has a glazed wall of windows overlooking the rear garden offering superb countryside views. There is laminate timber flooring, an attractive red brick feature wall, two wall-mounted light pieces, built-in storage, built-in floor level storage which cleverly conceals the washing machine & dryer, four power points and one radiator. A door from the room allows access to the shower room and a PVC door with glass panelling allows access to the back garden.



| BEDROOM 1

3.86m X 2.78m (12'8" X 9'3")

A spacious double bedroom has one window to the front of the property including a curtain rail, curtains and a venetian blind. The room has attractive décor with high quality laminate timber flooring and an impressive Sliderobe fitted unit. There is one centre light piece, one large radiator, four power points and a door from the room allows access to the ground floor shower area.



| BEDROOM 2

3.6m x 2.73m (11'8" x 8'9")

A spacious double bedroom has one window to the rear of the property. There are built-in Sliderope fitted units, one centre light piece, one radiator and four power points.

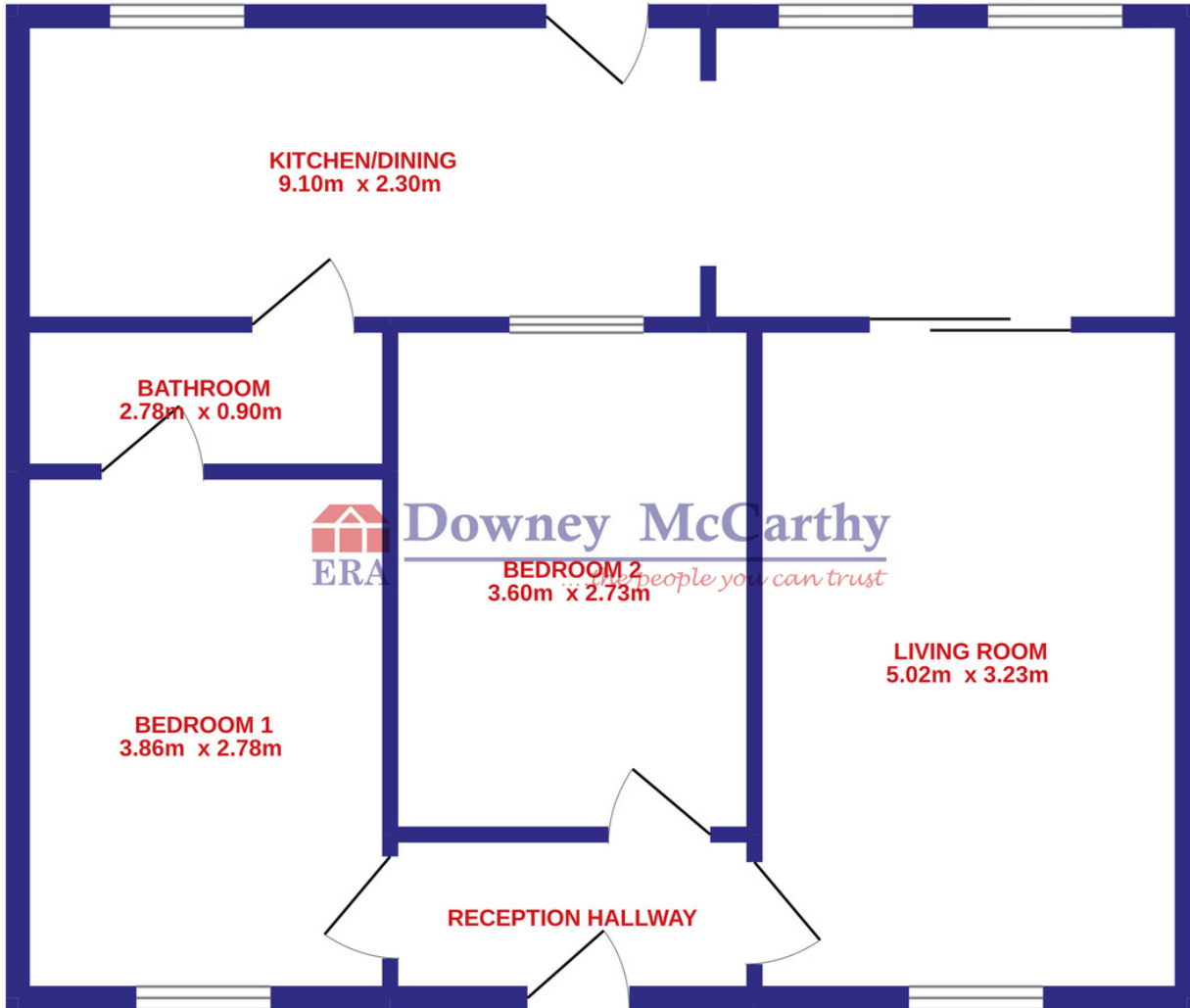


| BATHROOM

0.9m x 2.78m (2'9" x 9'1")

This dual access shower room can be accessed from Bedroom 1 and the dining area. The room has a three piece suite including a large corner shower area incorporating a Triton T90z electric shower, laminate timber flooring, one centre light piece, wall mounted shelving, integrated storage under the sink, attractive PVC wall panelling around the shower area, one extractor fan and a wall mounted heater.

| FLOOR PLAN



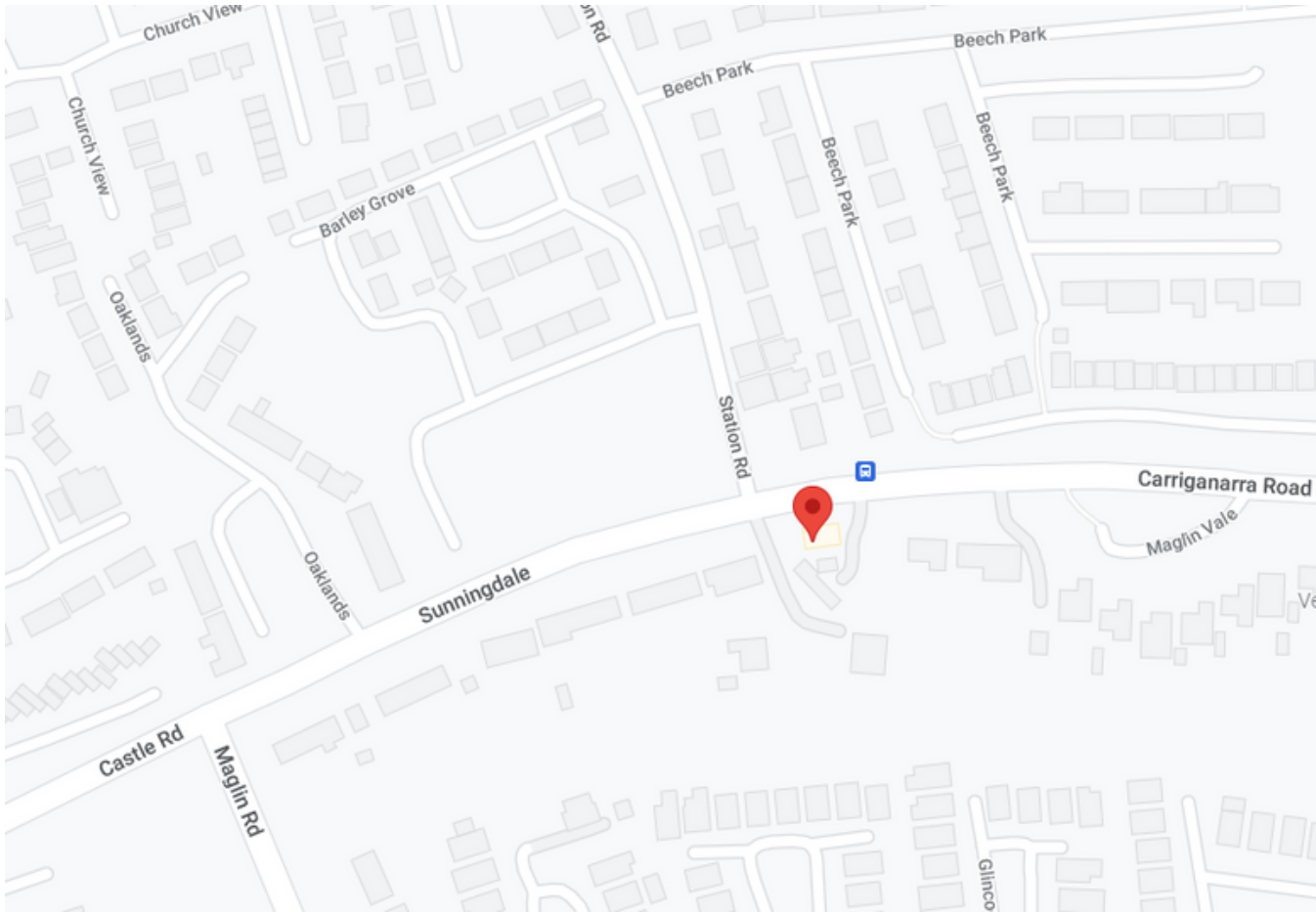
TOTAL FLOOR AREA : 94.0 sq.m. approx.

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

Please see Eircode P31 FE69 for directions.



| ALL ENQUIRIES TO:

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Solicitor Details:

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