

18 Newgrange, An Caislean, Ballincollig, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly positioned second floor, two bedroom apartment situated in the much acclaimed Newgrange development in Ballincollig. The property offers bright and spacious dual aspect living accommodation, picturesque views and close proximity to Ballincollig town centre and a host of local amenities including shops, supermarkets, schools, bars and cinema. With its positioning adjacent to the N40 road network the property allows easy access both east and west along the ring road network.

Accommodation consists of reception hallway, main hallway, utility area, walk-in storage space, superb open plan kitchen/dining/living area, two spacious double bedrooms, one ensuite bathroom and main family bathroom.

AMV: €245,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

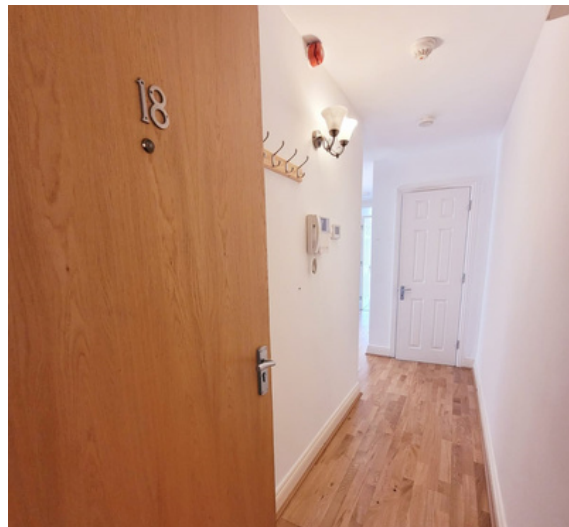
| FEATURES

- Approx. 76.7 Sq. M. / 826 Sq. Ft.
- Built approx. 2005
- BER B2 qualifying the property for a Green Mortgage
- Gas fired central heating
- Double glazed PVC windows
- Bright and spacious living accommodation
- Modern fitted kitchen
- Countryside views
- High quality flooring throughout
- Two balcony areas with Westerly and Southern aspects
- 1 x allocated parking space within a gated underground parking lot
- Rental potential of €1,300 per month
- Sought after location within walking distance of Ballincollig town centre, close to a host of amenities including shops, supermarkets, schools, bars, cinema
- Excellent location allowing easy access to the N22 and N40 road networks
- Located on the 220 and 233 bus routes
- Management fees approx. €1,600 per annum reducing to €1,450 with an early payment

| RECEPTION HALLWAY

3.75m x 1m (12'3" x 3'2")

A bright spacious reception hallway features high quality semi-solid oak timber flooring, attractive neutral décor, one wall-mounted light piece and one thermostat control for the heating. There is access to a walk-in storage closet which has rails, shelving and two power points.



| MAIN HALLWAY

3.9m x 2.2m (12'7" x 7'2")

This area has a continuation of the semi-solid oak timber flooring, one wall-mounted light piece, one large radiator, two power points and located off this hallway is a walk-in utility area.



| UTILITY AREA

This room has plumbing for a washing machine and dryer, tile flooring, wall-mounted shelving, one extractor fan, one wall-mounted light piece, four power points and the water tank is located here.

| OPEN PLAN KITCHEN/DINING/LIVING

4m x 7.1m (13'1" x 23'2")

A spectacular open plan kitchen/dining/living area is flooded with natural light due to its dual aspect, with one window overlooking the front of the property and one window to the side. A set of glazed doors with an accompanying window allows access to a front balcony area which is fully enclosed, and there is an additional enclosed balcony located off the rear of the room.

The kitchen features tile flooring, modern fitted units at eye and floor level with extensive worktop counter and tile splashback. The area has plumbing for a dishwasher, an integrated oven/hob/extractor fan, a stainless steel sink and space for a fridge freezer.

The dining area features high quality maple timber flooring, four wall-mounted light pieces, one large radiator and an electric insert with mahogany surround. Throughout the room there are sixteen power points, multiple telephone points and television points.



| **BEDROOM 1**

3.04m x 4.76m (9'8" x 15'6")

A large double bedroom has carpet flooring and attractive neutral décor. The room is dual aspect and has two wall-mounted light pieces, built-in units from floor to ceiling, one large radiator, four power points, one telephone point and one television point.



| **ENSUITE**

The ensuite bathroom features a three piece suite including a mains operated shower. The room has floor and wall tiling, one centre light piece, two wall-mounted light pieces and one radiator.

| **BEDROOM 2**

3.35m x 3.81m (10'9" x 12'5")

A spacious double bedroom has one window to the side of the property, overlooking a balcony. The room has high quality laminate timber flooring, built-in storage units, two wall-mounted light pieces, one large radiator, four power points, one telephone point and one television point.

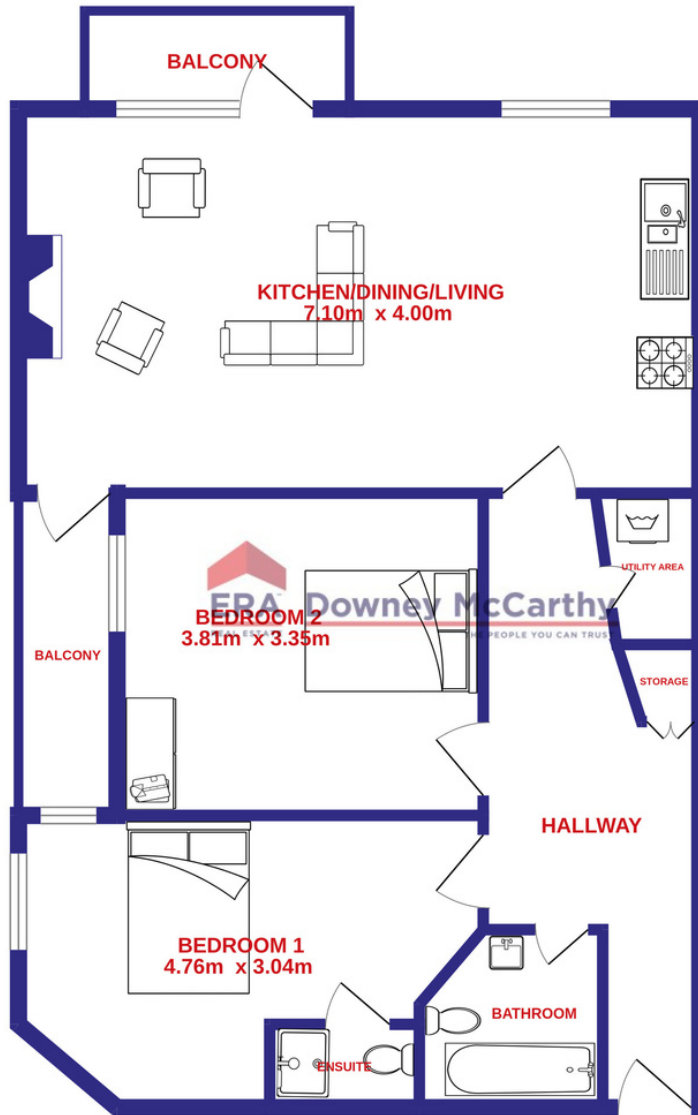


| **BATHROOM**

The family bathroom features a four piece suite including a mains operated shower fitted over the bath. The room has impressive floor and wall tiling, one extractor fan, two wall-mounted light pieces and one radiator.

| FLOOR PLAN

APARTMENT

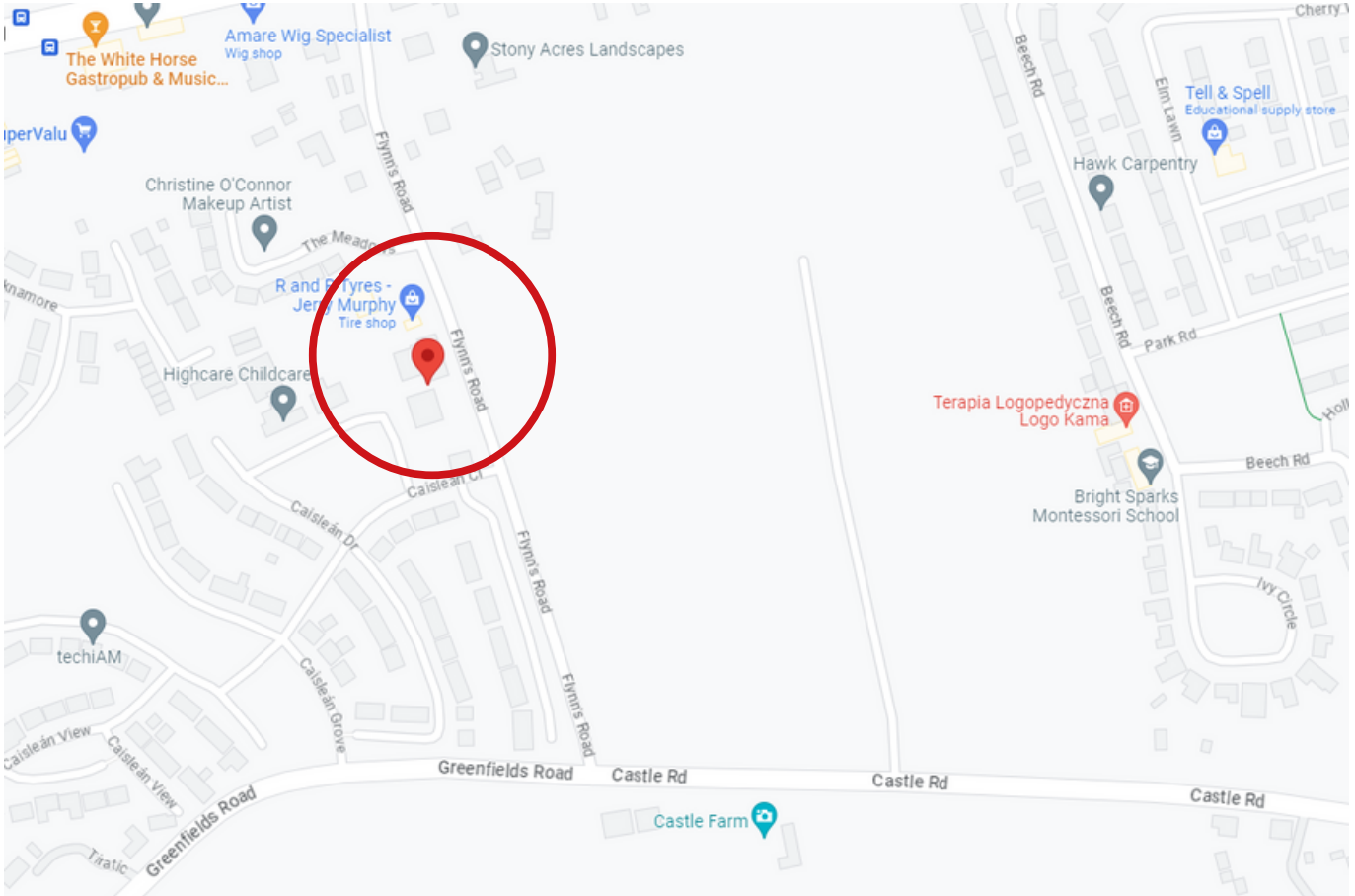


TOTAL FLOOR AREA : 76.7 sq.m. approx.

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 YD52 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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