

23 Highfield Crescent, Ballincollig, Cork



ERA Downey McCarthy are proud to present this absolutely stunning and most spacious 3-bedroom semi-detached home to the Ballincollig property market. With a fabulous, private, south facing rear garden (not overlooked), along with a superb outside entertainment room this property is sure to be popular with first time buyers and movers alike. No. 23 is presented to the highest standard, with the finest of fittings and fixtures evident throughout, generating a distinct feeling of comfort and luxury as well as being highly energy efficient.

This former showhouse is presented now in turnkey condition and it is very spacious and comfortable as it offers three double bedrooms upstairs, which is a huge bonus in terms of size and space. The living accommodation is also very spacious and well laid out with the dining area seamlessly flowing out to a south facing private sheltered patio and a lovely garden area.

AMV: €425,000

BER B2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 117.91 Sq. M. / 1,269 Sq. Ft.
- Built in 2009/10 by Murnane & O'Shea
- BER B2
- Inset stove and solar panels
- Zoned heating system
- Three double bedrooms upstairs
- Fully fitted and plumbed utility room
- Partly floored attic space
- Fabulous private south facing rear garden (not overlooked)
- Superb outside garden room with 3 infrared heaters and composite deck flooring
- Off street parking for two vehicles
- Much sought after location close to Ballincollig town centre
- Close to all amenities including schools, restaurants, shopping centres and cinema
- Easy access to N40 road network

| RECEPTION HALLWAY

4.66m x 2.03m (15'2" x 6'6")

A solid teak door allows access into the reception hallway which has polished porcelain tile flooring, centre light fitting, radiator, smoke alarm, attractive décor, alarm control point, and access to the electrical service board.



| LIVING ROOM

5.6m x 3.69m (18'3" x 12'1")

The living room has a feature bay window, semi-solid walnut flooring, feature granite fireplace with inset stove, most attractive décor, centre light fitting, power points, and television point.



| KITCHEN/DINING ROOM

3.64m x 5.81m (11'9" x 19'0")

The very spacious and bright kitchen/dining area has polished porcelain tile flooring, solid fitted units at eye and floor level with extensive worktop counter, one window to the rear, stainless steel sink, space for a double oven, hob, extractor fan, two light fittings, under stair storage, a smoke alarm, a feature panelled wall, and very attractive décor.



| UTILITY ROOM

2.16m x 1.53m (7'0" x 5'0")

This room has one window and a doorway to the rear, polished porcelain tile flooring, plumbing for washing machine and dryer. The gas boiler is housed here.



| GUEST W.C

2.17m x 1.48m (7'1" x 4'8")

The guest w.c features a two piece suite, frosted window to the rear, tile flooring, centre light fitting, feature panelling.



| STAIRS AND LANDING

3.9m x 2.03m (12'7" x 6'6")

The stairs and landing has carpet flooring, one window to the side, Stira to the attic, and access to the hot press.



| BEDROOM 1

3.89m x 3.72m (12'7" x 12'2")

This double bedroom has one window overlooking the rear garden, carpet flooring, attractive décor, built-in wardrobe units, centre light fitting, radiator and a door to the en suite.



| EN SUITE

0.86m x 2.62m (2'8" x 8'5")

The en suite has a three piece suite, fully tiled floor and walls, centre light fitting and extractor fan.



| BEDROOM 2

3.76m x 3.71m (12'3" x 12'1")

A spacious double bedroom has a window overlooking the front, carpet flooring, attractive décor, built-in wardrobe units, centre light fitting, radiator.



| BEDROOM 3

4.94m x 2.95m (16'2" x 9'6")

Another spacious double bedroom that has a window to rear, carpet flooring, attractive décor, centre light fitting, radiator.



| BATHROOM

3.01m x 1.98m (9'8" x 6'4")

The main bathroom has a four piece suite, fully tiled floor and walls, frosted window to the front, heated towel rail, centre light fitting, wall-mounted light fitting and an extractor fan.



| GARDEN ROOM

Nestled comfortably in the back of the garden we have this lovely covered area, ideal for outside entertaining in the evening, with 3 infrared heaters and composite decking.

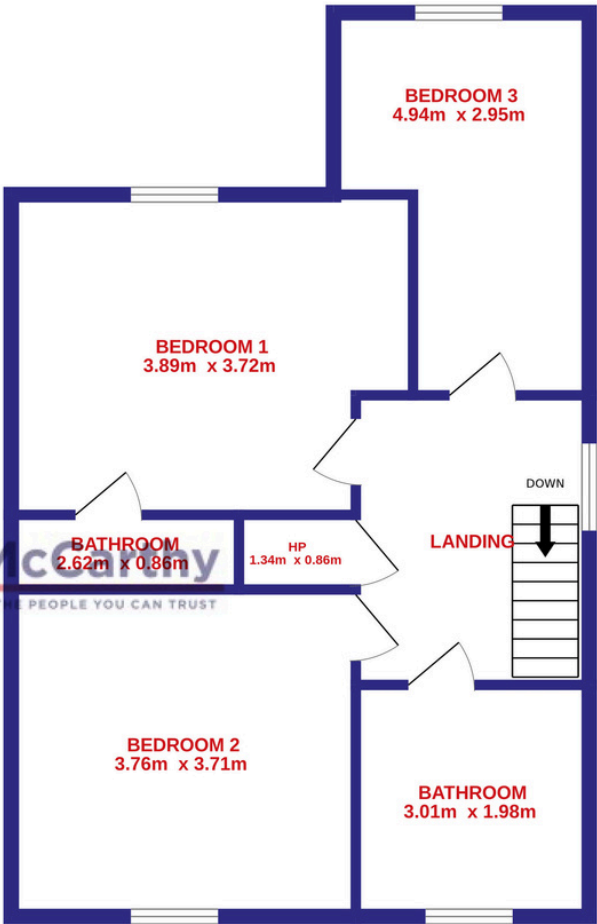


| FLOOR PLAN

GROUND FLOOR

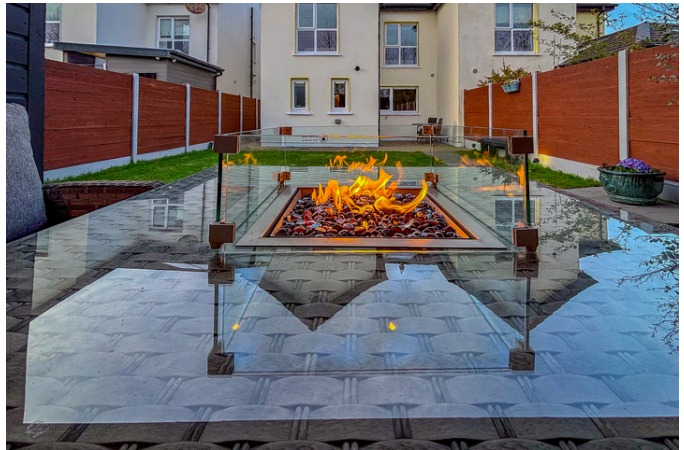


1ST FLOOR



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| GARDENS AND EXTERIOR

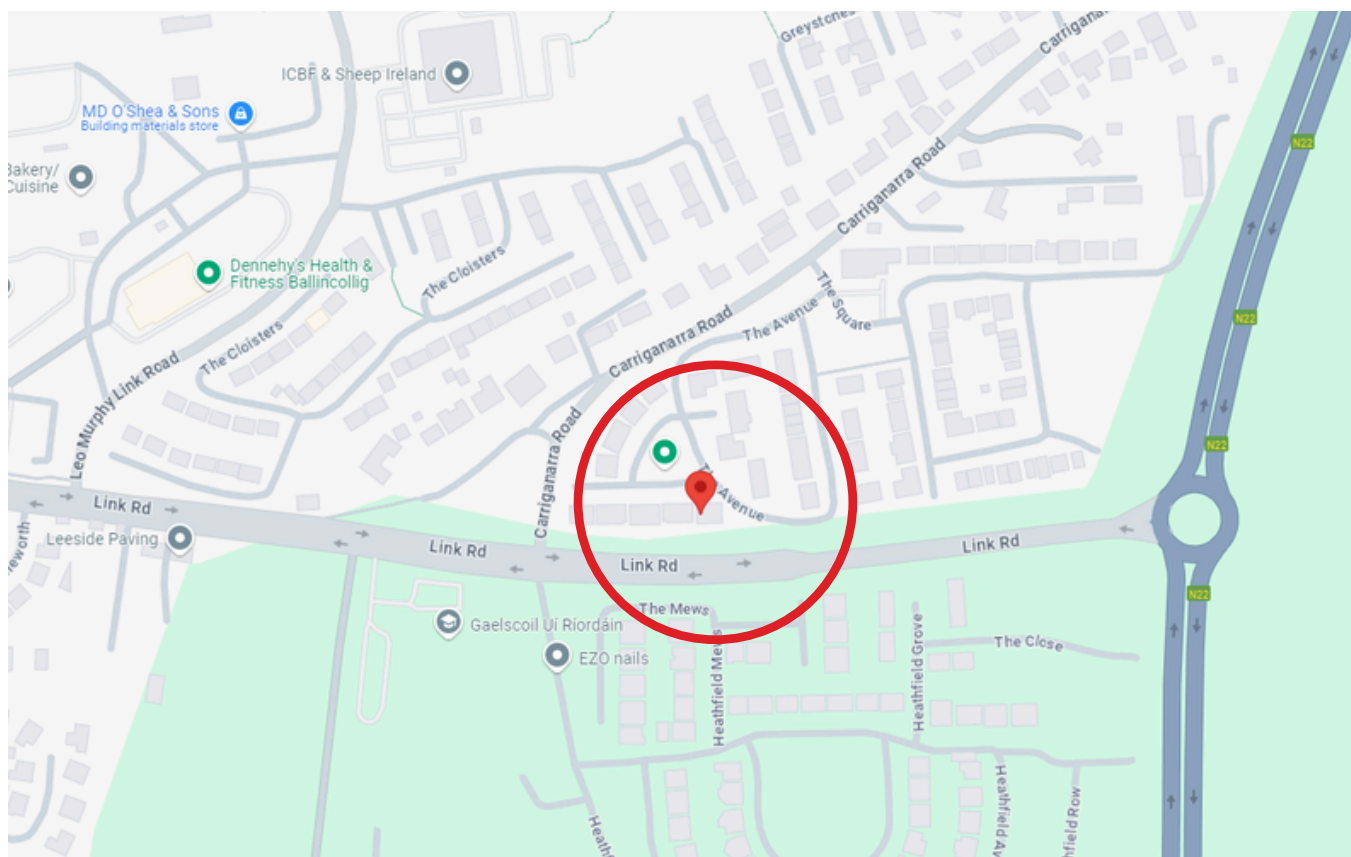


The front of the property has a driveway to accommodate off street parking for two vehicles.

The rear of the property is spectacular, and offers a private south facing rear garden which is not overlooked. There is a garden area laid to lawn, a garden shed with electric sockets and lighting, and a pathway leading to a superb outside garden room with 3 infrared heaters and composite deck flooring.

| DIRECTIONS

Please see Eircode P31 FH27 for directions.



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