

26 Waltham Abbey, Old Quarter, Ballincollig, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this superbly presented four bedroom detached family residence, which was the former showhouse for the prestigious Old Quarter development in the heart of Ballincollig town centre.

The property comes to the market in turnkey condition, boasting four spacious double bedrooms, 2 x ensuite bathrooms, a superb family orientated open plan kitchen/dining/living area and a spacious main living room together with a professionally landscaped site to mention but a few features. The property benefits from its superb location within a two minute walk of Ballincollig town centre and all the amenities it has to offer including shops, supermarkets, cinema, sports facilities, cafes and bars and restaurants as well as having direct access to the much coveted walk way around the village leading to the Ballincollig Regional Park.

AMV: €645,000

BER C2

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Former Show House with an exceptional internal finish
- Approx. 157 Sq. M. / 1,690 Sq. Ft.
- Built in 2004
- BER C2
- Generous side access offering future development potential subject to planning permission
- Gas fired central heating & double glazed windows
- Four spacious double bedrooms with 2 x en suite bathrooms
- Beautiful landscaped rear garden
- Walking distance to Ballincollig town centre with all essential and recreational amenities
- 10 minute walk to Ballincollig Regional Park
- Easy access to N22 road network

| RECEPTION HALLWAY

3.74m x 2.72m (12'2" x 8'9")

A timber door with centre and side stain glass panelling allows access to the main reception hallway. The hallway features tile flooring, attractive décor, and covings around the ceiling. There is one feature centre light piece, one radiator with radiator cover, six power points, two telephone points, one alarm control point, and one thermostat control for the heating.



| GUEST W.C

1.48m x 1.4m (4'8" x 4'5")

The guest w.c features a two piece suite with tile flooring and attractive décor. There is one window to the side of the property with a Venetian blind, one centre light piece, wall-mounted shelving, and one radiator.



| LIVING ROOM

5.38m x 3.77m (17'6" x 12'3")

A superb main living room has a feature bay window to the front of the property, including roller blinds, a curtain rail, and curtains. The room has high quality timber flooring, and an impressive fireplace with gas insert. There are covings around the ceiling, one large radiator, one centre light piece, six power points, and one television point.



| KITCHEN/DINING

3m x 6.61m (9'8" x 21'6")

The spectacular light filled kitchen/dining area offers tile flooring, recessed spot lighting and an attractive neutral colour palette. The kitchen features modern fitted at eye and floor level in a U-shape with extensive worktop counter space and tiled splashbacks. Included within the kitchen is an integrated oven/hob/extractor fan, dishwasher, and space for an integrated fridge freezer. The area offers extensive dining space, one window to the rear of the property overlooking the perfectly manicured garden and fitted with a curtain rail, and curtains, one feature centre light piece, one radiator, and eleven power points. Steps from the dining area lead down to a rear sunroom.



| **SUNROOM**

4.77m x 3.43m (15'6" x 11'2")

This magnificent cosy room acts as the heart of the home and overlooks the rear of the garden and patio. The area is finished with high quality laminate timber flooring, a feature fireplace with gas insert, attractive décor, one centre light piece, six power points, and one television point.



| **UTILITY ROOM**

1.64m x 1.4m (5'3" x 4'5")

Located off the kitchen/dining area, the utility room has tile flooring, plumbing for a washing machine and space for a dryer. There is integrated storage at eye level, one centre light piece, and a PVC door allowing access to the side of the property and the rear garden.



| **FIRST FLOOR STAIRS AND LANDING**

The stairs and first floor landing have carpet flooring throughout. This dual aspect landing offers one window to the side of the property with a Venetian blind and one window to the front of the property with a roller blind. The area is finished with one centre light piece, one radiator, and one power point.



| BEDROOM 1

4m x 5.17m (13'1" x 16'9")

A magnificent double bedroom has two windows to the rear of the property, both including roller blinds, curtain rails, and curtains. The room has attractive décor, high quality carpet flooring, and impressive built-in wardrobe and shelving units from floor to ceiling. There is one centre light piece, one large radiator, eight power points, one television point, one telephone point, and a door allowing access to the en suite bathroom.



| EN SUITE 1

2.53m x 1.31m (8'3" x 4'2")

The en suite bathroom features a three piece suite including a double corner shower incorporating a mains operated shower. The area has tile flooring, attractive wall tiling, one window to the rear with a Venetian blind, one centre light piece, one wall-mounted light piece, and one radiator.



| BEDROOM 2

3.5m x 4.47m (11'4" x 14'6")

This superb double bedroom has two windows to the front of the property, including roller blinds. The room has built-in units from floor to ceiling, attractive décor, and high quality carpet flooring. There is one radiator, one centre light piece, six power points, and wall-mounted shelving. A door allows access to the second en suite bathroom.



| EN SUITE 2

2.42m x 1.31m (7'9" x 4'2")

The en suite bathroom features a three piece suite including a large corner shower area. There is attractive floor and wall tiling, one window to the side of the property, one centre light piece, one wall-mounted light piece, and one radiator.



| SECOND FLOOR STAIRS AND LANDING

3.33m x 2.67m (10'9" x 8'7")

The stairs and second floor landing are fitted with carpet flooring throughout. At the top of the landing there is one window to the side of the property, one centre light piece, and a hot press area which is shelved for storage.



| BEDROOM 3

2.81m x 4.3m (9'2" x 14'1")

A spacious double bedroom has one Velux window to the rear of the property. The room has carpet flooring, attractive décor, one centre light piece, four power points, and one radiator.



| **BEDROOM 4**

2.25m x 3.9m (7'3" x 12'7")

A spacious double bedroom is currently in use as a home office. There is one window to the front of the property including a roller blind, carpet flooring, built-in units from floor to ceiling, one large radiator, and two power points.



| **SHOWER ROOM**

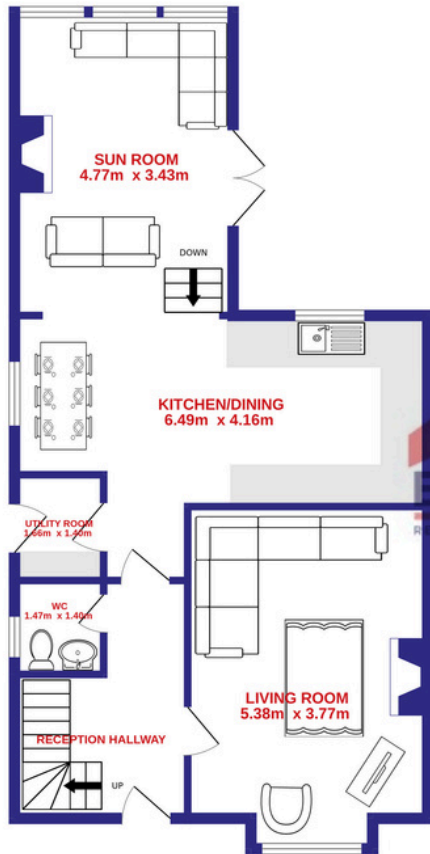
1.71m x 2.67m (5'6" x 8'7")

The shower room features a three piece suite including a mains operated shower. There is floor and wall tiling, one window to the side of the property with a Venetian blind, one centre light piece, one wall-mounted light piece, and one radiator.

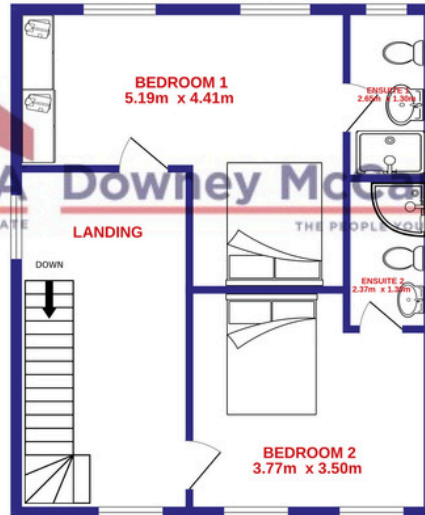


| FLOOR PLAN

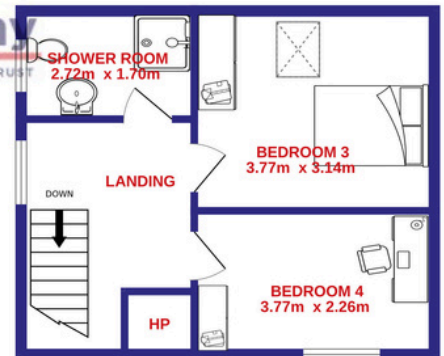
GROUND FLOOR



1ST FLOOR



2ND FLOOR



| GARDENS AND EXTERIOR

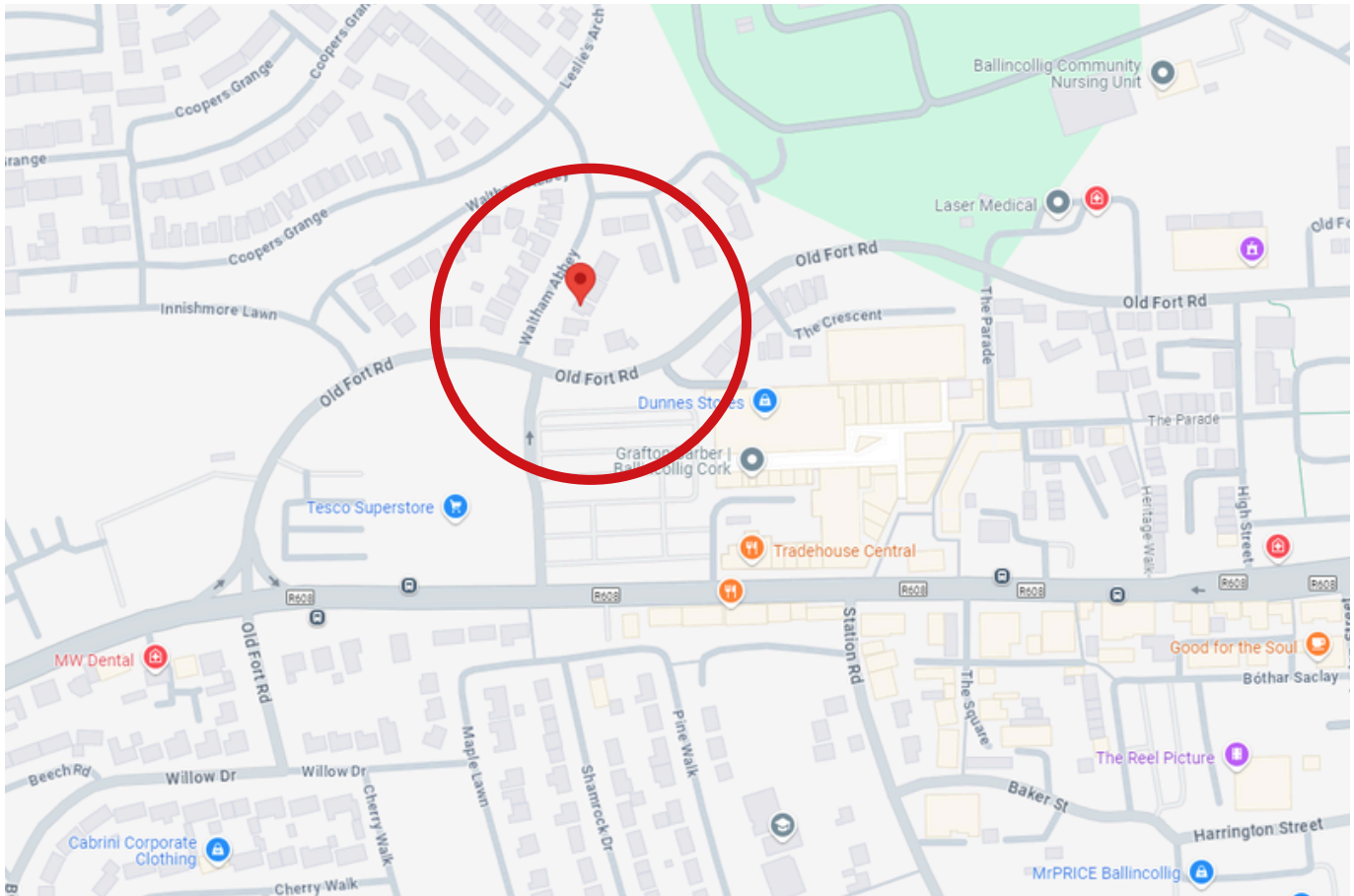


The front of the property is fully enclosed with block built walls. The property offers a cobble lock driveway facilitating off street parking for two vehicles. The front garden which is laid to lawn offers beautifully presented purpose built flower beds on either side of the driveway. Secure gates at either side of the property allow access to a garden shed which is ideal for storage, and the rear garden.

The rear of the property is set across two levels. Located off the rear sunroom and linking the internal and external space perfectly is a superb patio area ideal for summer entertaining. Steps from here lead to a raised limestone patio area with purpose built raised flower beds. The property offers a large side access, which houses a generous Steeltech shed sitting on a concrete base, a composting area, and mature shrubs and plants.

| DIRECTIONS

Please see Eircode P31 PV21 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV
087 7522244
garry@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

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