

53 Coopers Grange, Old Quarter, Ballincollig, Cork



ERA Downey McCarthy are delighted to present this beautifully presented, cosy, two bedroom townhouse to the market. The property is located in Coopers Grange, and benefits greatly from its high energy rating (B3) and its proximity to the new town centre in Ballincollig. All local amenities are to hand including shopping centres, pubs, restaurants, bus routes and Ballincollig Regional Park.

Accommodation consists of reception hallway, guest w.c, kitchen, living room, and a sun room extension on the ground floor. Upstairs the property offers two spacious double bedrooms and the bathroom.

AMV: €335,000

BER B3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Turnkey condition throughout
- Approx. 88.07 Sq. M. / 948 Sq. Ft.
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- Built in 2006 by O'Flynn Construction
- Two spacious double bedrooms upstairs
- Superb enclosed rear garden
- Small extension to the rear
- Off street parking - designated space
- Overlooking a green area to the front
- Walking distance to Ballincollig Town Centre
- Close to all amenities
- Ideal first time buy

| RECEPTION HALLWAY

4.77m x 1.96m (15'6" x 6'4")

A PVC composite door with centre glass panelling allows access to the reception hallway. The hallway has attractive tile flooring, neutral décor, one centre light fitting, one smoke alarm, one radiator, and a solid door allows access into the kitchen.



| GUEST W.C

1.75m x 0.88m (5'7" x 2'8")

The guest w.c features a two piece suite, tile flooring, a centre light fitting, and a towel rail.



| KITCHEN

3.95m x 2.63m (12'9" x 8'6")

The kitchen has solid fitted units at eye and floor level with a worktop counter and tile splashback, stainless steel sink, space for two double ovens, integrated fridge freezer, space for a dishwasher, and plumbing for a washing machine. The kitchen also features a continuation of the attractive tile flooring, a window overlooking the front of the property, centre light fitting, breakfast bar, and one radiator.



| LIVING ROOM

3.79m x 4.75m (12'4" x 15'5")

The superb living room area is beautifully decorated and features herringbone flooring throughout. There are double doors allowing access to the rear garden, one centre light fitting, radiator, television point, electric fireplace insert, and an open arch allows access into the beautiful sun room.



| SUN ROOM

2.62m x 3.53m (8'5" x 11'5")

The sun room is dual aspect with windows to the side and rear of the property, and double glass doors allow access to the rear garden. The area has herringbone flooring, two wall-mounted light fittings, and one centre light fitting.



| STAIRS AND LANDING

3.28m x 2.56m (10'7" x 8'3")

The stairs and landing are fitted with high quality carpet flooring throughout. The landing area has one centre light fitting, a smoke alarm, attractive neutral décor, and a Stira staircase allows access into the attic.



| BEDROOM 1

4.16m x 3.57m (13'6" x 11'7")

This large double bedroom has one window overlooking the front of the property, very attractive décor, built-in wardrobe unit for storage, centre light fitting, radiator, carpet flooring and access to a hot press ideal for storage.



| BEDROOM 2

3.54m x 3.08m (11'6" x 10'1")

Another spacious double bedroom that has one window overlooking the rear of the property, built-in wardrobe units for storage, most attractive décor, centre light fitting, radiator and carpet flooring.



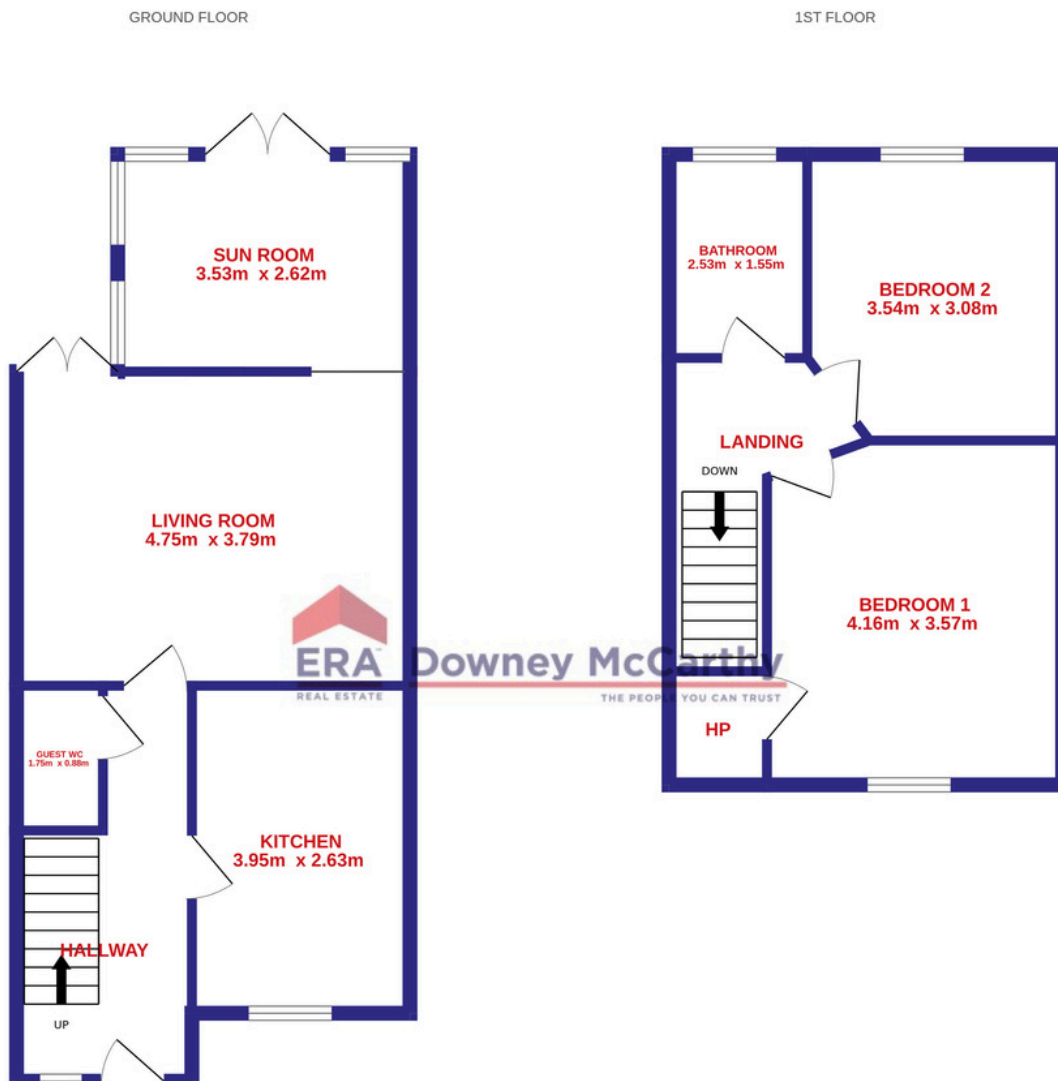
| MAIN BATHROOM

2.53m x 1.55m (8'3" x 5'0")

The main bathroom features a three piece suite including a Mira Elite SE electric shower, a frosted window to the rear, radiator, centre light fitting, and attractive neutral décor.



| FLOOR PLAN



| GARDENS AND EXTERIOR

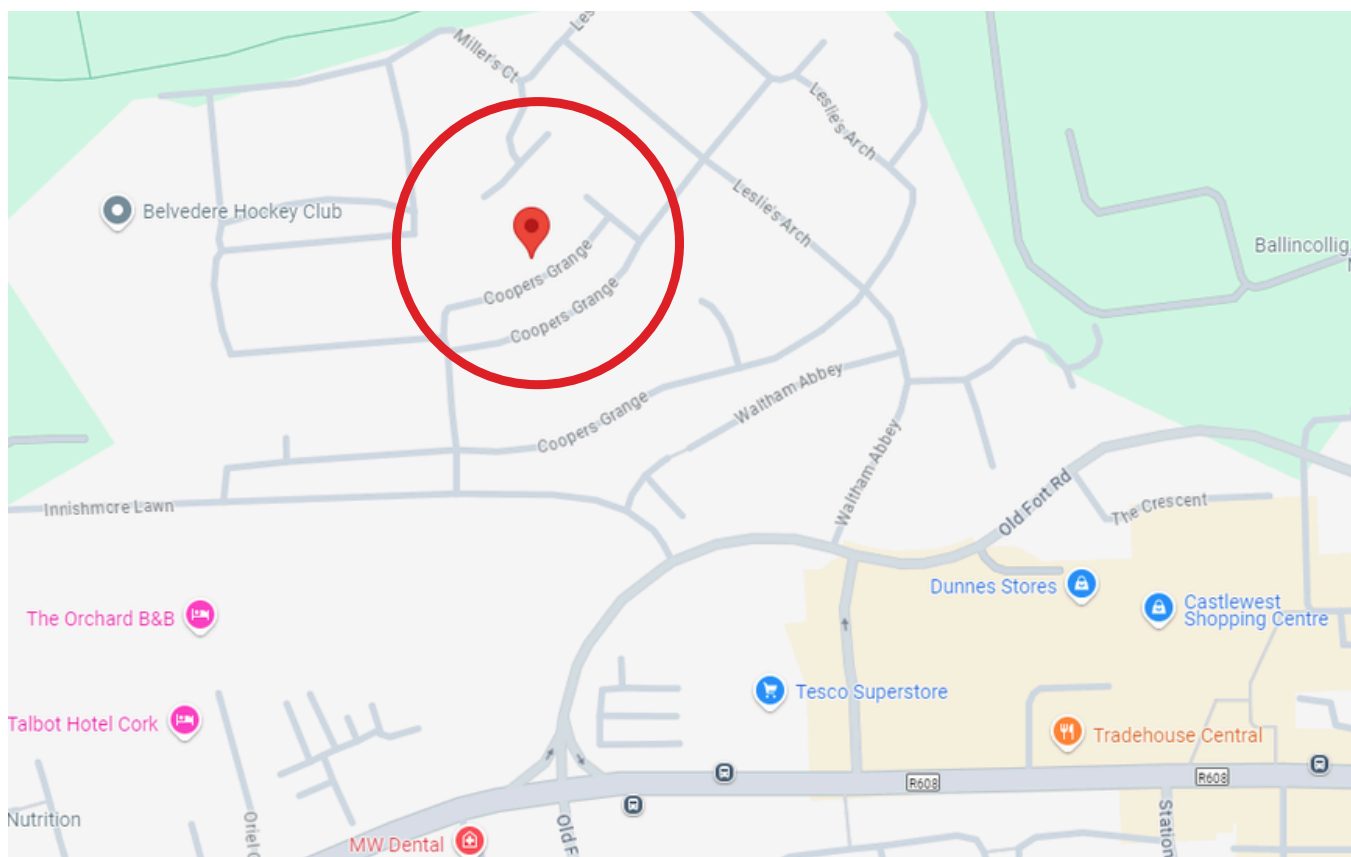


The front of the property is maintenance free and a small courtyard is fully enclosed with wrought iron railings. A footpath leads you to the front door.

The rear of the property boasts a beautiful garden area which is maintenance free and fully enclosed to all sides with timber fencing. There is a Barna shed with electricity included as part of the sale, ideal for storage.

| DIRECTIONS

Please see Eircode P31 NP79 for directions.



| ALL ENQUIRIES TO:



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