

## 33 Highfield Avenue, Ballincollig, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present this to the market this truly stunning, show home standard, two bedroom first floor apartment in the highly acclaimed development of Highfield Avenue, Ballincollig. The property, which has been meticulously maintained and has been lavished with high end finishes throughout is sure to attract the savvy buyer in the market looking for a turn key family home or a lucrative investment opportunity.

Highfield Park is a settled and mature residential address which benefits greatly from its close proximity to all amenities, is within a 10 minute walk from Ballincollig Town Centre and the N40 road network allowing easy access to Cork city centre and surrounding suburbs.

Accommodation consists of reception hallway, main hallway, a superb triple aspect open plan kitchen/dining/living area featuring an enclosed south facing balcony, two spacious double bedrooms, and the main family bathroom.

**AMV: €285,000**

**BER B3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Show home standard 2 bedroom 1st floor apartment
- BER B3 – Qualifying the property for Green Mortgage Interest Rates
- No rent cap – rental potential of €2,200 per month
- Approx. 65.88 Sq. M. / 709 Sq. Ft.
- Built in 2006
- Gas fired central heating & double glazed PVC windows
- Two spacious double bedrooms
- Modern fitted kitchen
- Superb main bathroom
- South facing balcony off the main living area
- One allocated parking space and ample visitor parking
- Much sought after location close to Ballincollig town centre and host of amenities/Immediate access to the N40 road network
- Management fees €630 per annum inclusive of Block Insurance and General Maintenance

## | RECEPTION HALLWAY

1m x 2.98m (3'2" x 9'7")

A composite door with glass centre panelling allows access to the reception hallway. The hallway has one window to the front of the property, one centre light piece, attractive décor, carpet flooring and two telephone points. The main staircase from here allows access to the first floor hallway



## | HALLWAY

1.1m x 5.25m (3'6" x 17'2")

The main hallway has a Velux window to the rear of the property which floods the area with natural light. The area has recessed spot lighting, luxurious carpet flooring, neutral décor, one radiator, two power points, and access to a hot press area which is shelved for storage. Access to the attic space can be gained from the here.



**| OPEN PLAN**  
**KITCHEN/DINING/LIVING AREA**  
7.56m x 4.41m (24'8" x 14'4")

A superb, triple aspect room features a modern fitted kitchen with extensive units at eye and floor level in an L-shape. The kitchen has tile flooring, an integrated oven/hob/extractor fan, fridge freezer, plumbing for a washing machine and space for a dryer. There is one window to the rear, extensive dining space, recessed spot lighting, ten power points, one telephone point, and a thermostat control for the heating.

The light filled living area features carpet flooring, attractive décor, one window to the side, and a door with glass panelling and window which allows access to a south facing front balcony. The room has one centre light piece, a mains operated smoke alarm, eight power points, one telephone point, and one television point.



**| BALCONY**

The enclosed south facing balcony features maintenance free artificial lawn area, and overlooks a green area to the front.



## | BEDROOM 1

3.81m x 3m (12'5" x 9'8")

This spacious double bedroom has one window to the rear of the property, including a curtain rail and curtains. The room features attractive décor, high quality carpet flooring, and impressive built-in storage units. There is one centre light piece, one radiator, six power points, one television point, one telephone point, and a smoke alarm.



## | BEDROOM 2

3.53m x 2.95m (11'5" x 9'6")

This large double bedroom has one window to the front of the property, including a curtain rail and curtains. The room features attractive décor, high quality carpet flooring, and built-in storage units. There is one centre light piece, one radiator, six power points, one television point, one telephone point, and a Stira staircase allows access to the attic.



## | BATHROOM

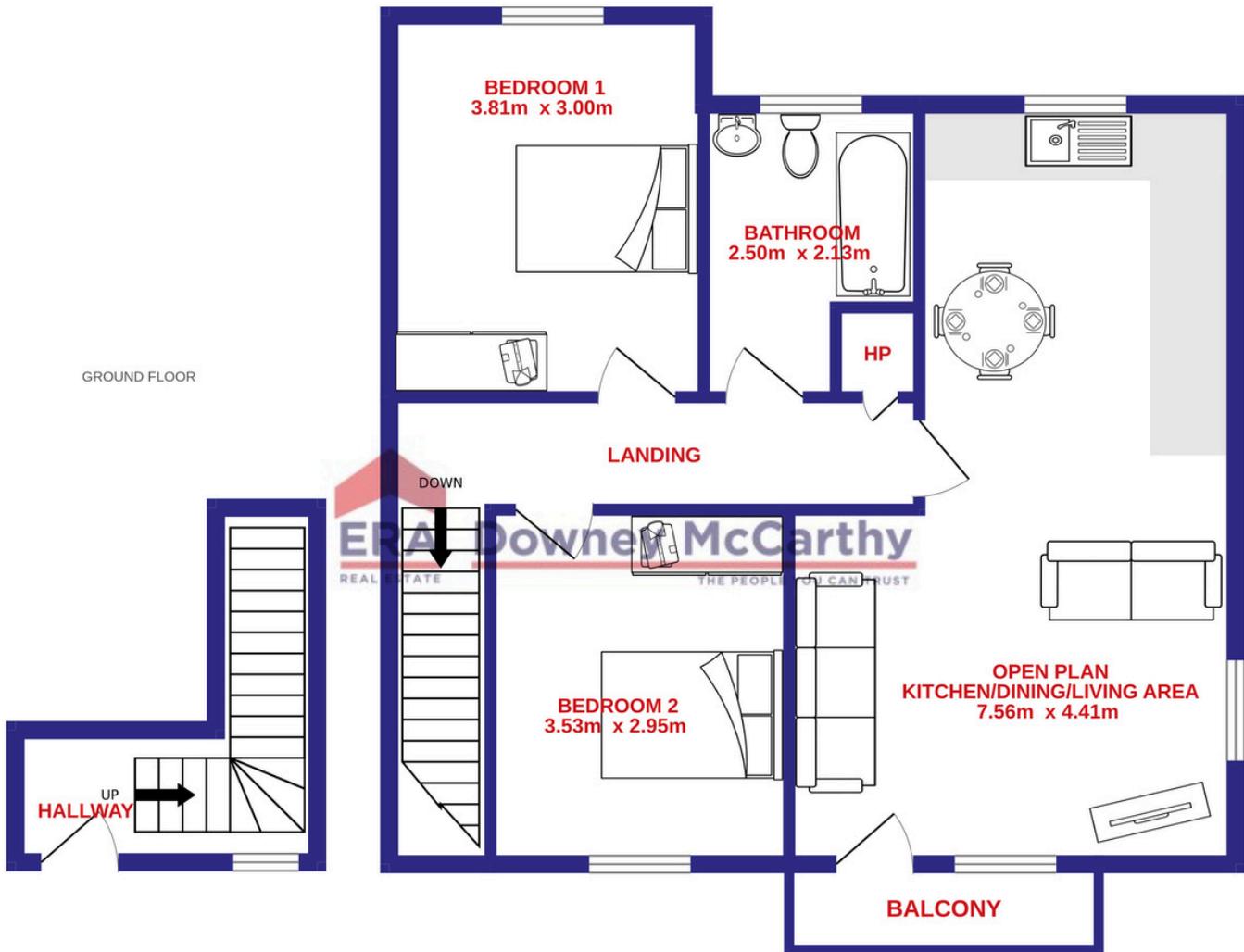
2.5m x 2.13m (8'2" x 6'9")

An impeccably maintained family bathroom features neutral tiling throughout including attractive border inlay tiles. There is a four piece suite including a mains operated shower fitted over the bath, a frosted window to the rear of the property, one centre light piece, one wall-mounted light piece, one extractor fan, and a heated towel rail.



# | FLOOR PLAN

1ST FLOOR



GROUND FLOOR

**BEDROOM 1**  
3.81m x 3.00m

**BATHROOM**  
2.50m x 2.13m

**LANDING**

DOWN

**ERA Downer McCarthy**  
REAL ESTATE THE PEOPLE WE CAN TRUST

**BEDROOM 2**  
3.53m x 2.95m

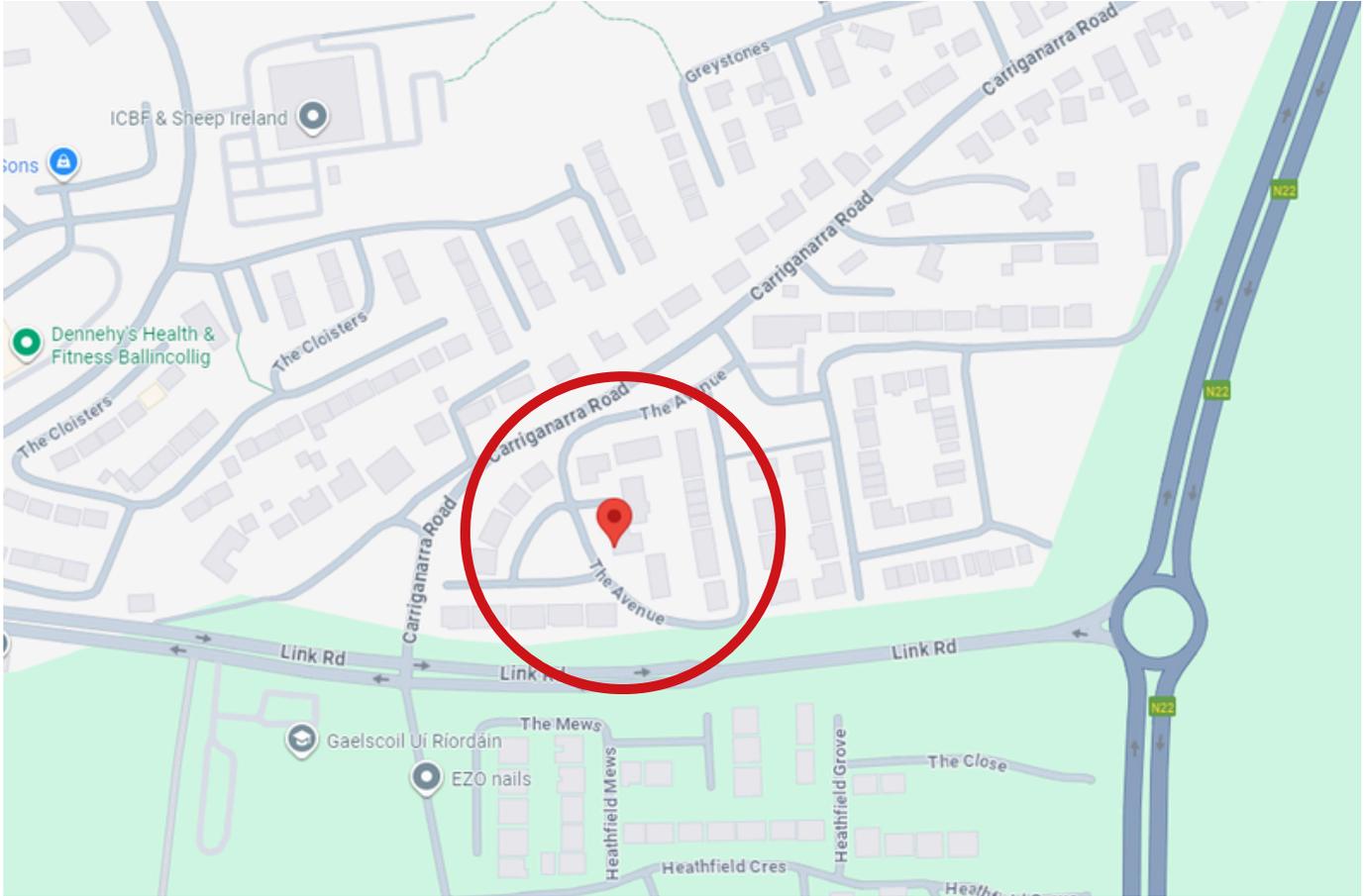
**OPEN PLAN  
KITCHEN/DINING/LIVING AREA**  
7.56m x 4.41m

UP  
**HALLWAY**

**BALCONY**

## | DIRECTIONS

Please see Eircode P31 D658 for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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