

## 13 The Willows, Classes Lake, Ovens, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb three bedroom, semi-detached property situated in the sought after residential area of the Willows, Classes Lake, Ovens. Offering a superb south facing rear garden and quiet residential area, the property is also a short drive from Ballincollig town centre and its local amenities, as well as allowing easy access to the N40 road network to Bishopstown, Wilton, and Cork city centre.

Accommodation consists of reception hallway, living room, and open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms, an en suite bathroom, and the main family bathroom.

**AMV: €385,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 80 Sq. M. / 861 Sq. Ft.
- Built in 1998
- BER C3
- Gas fired central heating
- Double glazed PVC windows
- Three spacious bedrooms
- Open plan kitchen/dining area
- Superb south facing rear garden
- Quiet residential area
- Easy access to the N40 road network
- 20 minutes' drive to Cork city centre
- 5 minutes' drive to Ballincollig town centre and easy access to the Ballincollig Regional Park

## | RECEPTION HALLWAY

3.59m x 1.76m (11'7" x 5'7")

A timber door with frosted glass centre and side panelling allows access to the welcoming reception hallway. The hallway has carpet flooring, neutral décor, one centre light fitting, one large radiator, under stair storage, and two power points.



## | LIVING ROOM

3.93m x 3.46m (12'8" x 11'3")

A superb main living room has one window to the front of the property, carpet flooring, a feature open fireplace with marble surround, built-in Glenline display units, one centre light fitting, and one large radiator.





## **| KITCHEN/DINING**

3.62m x 5.35m (11'8" x 17'5")

The large open plan kitchen/dining area has two windows overlooking the south facing rear garden, which floods the room with natural light. Throughout the room there are two light fittings, a mix of carpet and tile flooring, neutral décor, ample power point, extensive dining/living space, and one large radiator. The kitchen features solid fitted Glenline units at eye and floor level in a U-shape with extensive worktop counter, tile splashback, a stainless steel sink, double oven/hob/extractor fan, washing machine, and a fridge freezer. A timber door with frosted glass panelling allows access to the side of the property.



## **| STAIRS AND LANDING**

3.04m x 1.78m (9'9" x 5'8")

The stairs and 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 fitting, access to the hot press which is shelved for storage, and a Stira staircase allows access to the attic.



## | BEDROOM 1

3.25m x 3.43m (10'6" x 11'2")

This main double bedroom has one window to the rear of the property, carpet flooring, large built-in Glenline wardrobe units and dresser for storage, one centre light fitting, one radiator, and four power points. A door allows access to the en suite bathroom.



## | EN SUITE

0.77m x 2.6m (2'5" x 8'5")

The en suite bathroom features a three piece suite, floor and wall tiling, one centre light fitting, and one extractor fan.



## | BEDROOM 2

3.43m x 2.97m (11'2" x 9'7")

This spacious double bedroom has one window to the front of the property, carpet flooring, built-in Glenline wardrobe units for storage, one centre light fitting, one radiator, and four power points.





### | **BEDROOM 3**

2.36m x 2.37m (7'7" x 7'7")

This spacious single bedroom has one window to the front of the property, carpet flooring, built-in Glenline wardrobes, one centre light fitting, one radiator, and power points.



### | **FAMILY BATHROOM**

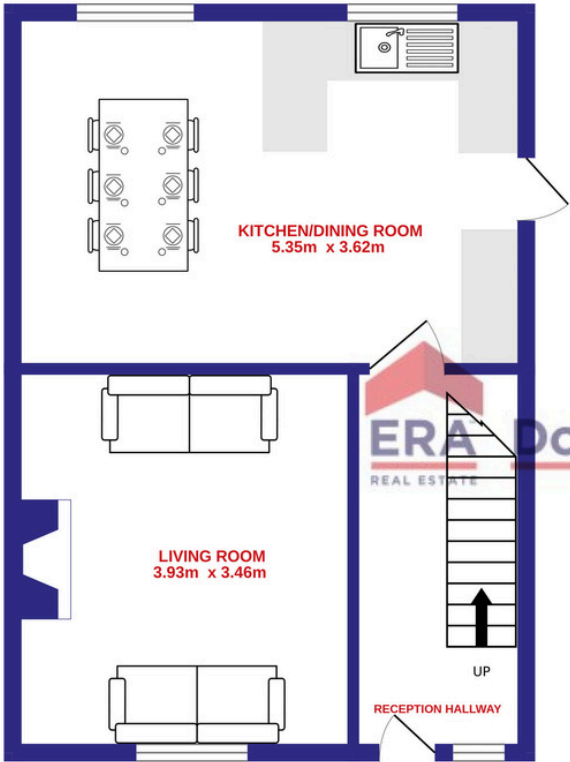
2.05m x 1.77m (6'7" x 5'8")

The main family bathroom features a four piece suite, floor and wall tiling, one centre light fitting, one radiator, and one frosted window to the rear of the property.

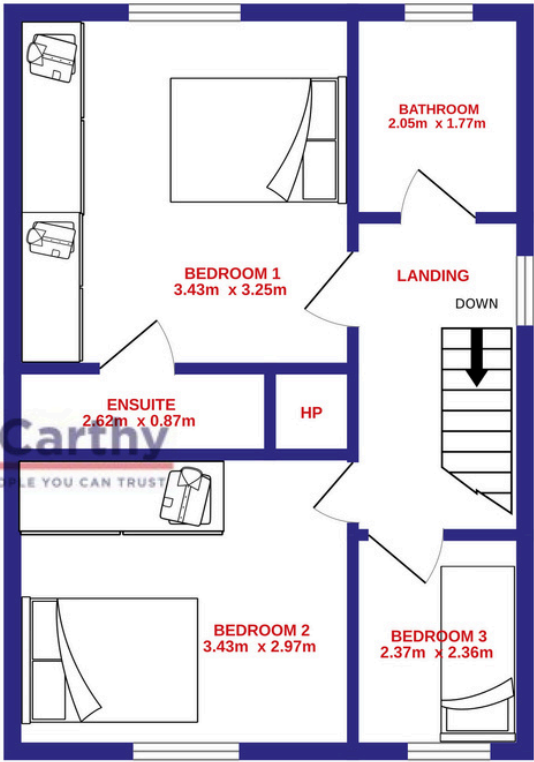


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



ERA Downey McCarthy  
REAL ESTATE  
THE PEOPLE YOU CAN TRUST



## | GARDENS AND EXTERIOR



The front of the property has a driveway to facilitate off street parking for one vehicle, and a garden area which is laid to lawn with mature trees and plants planted throughout.

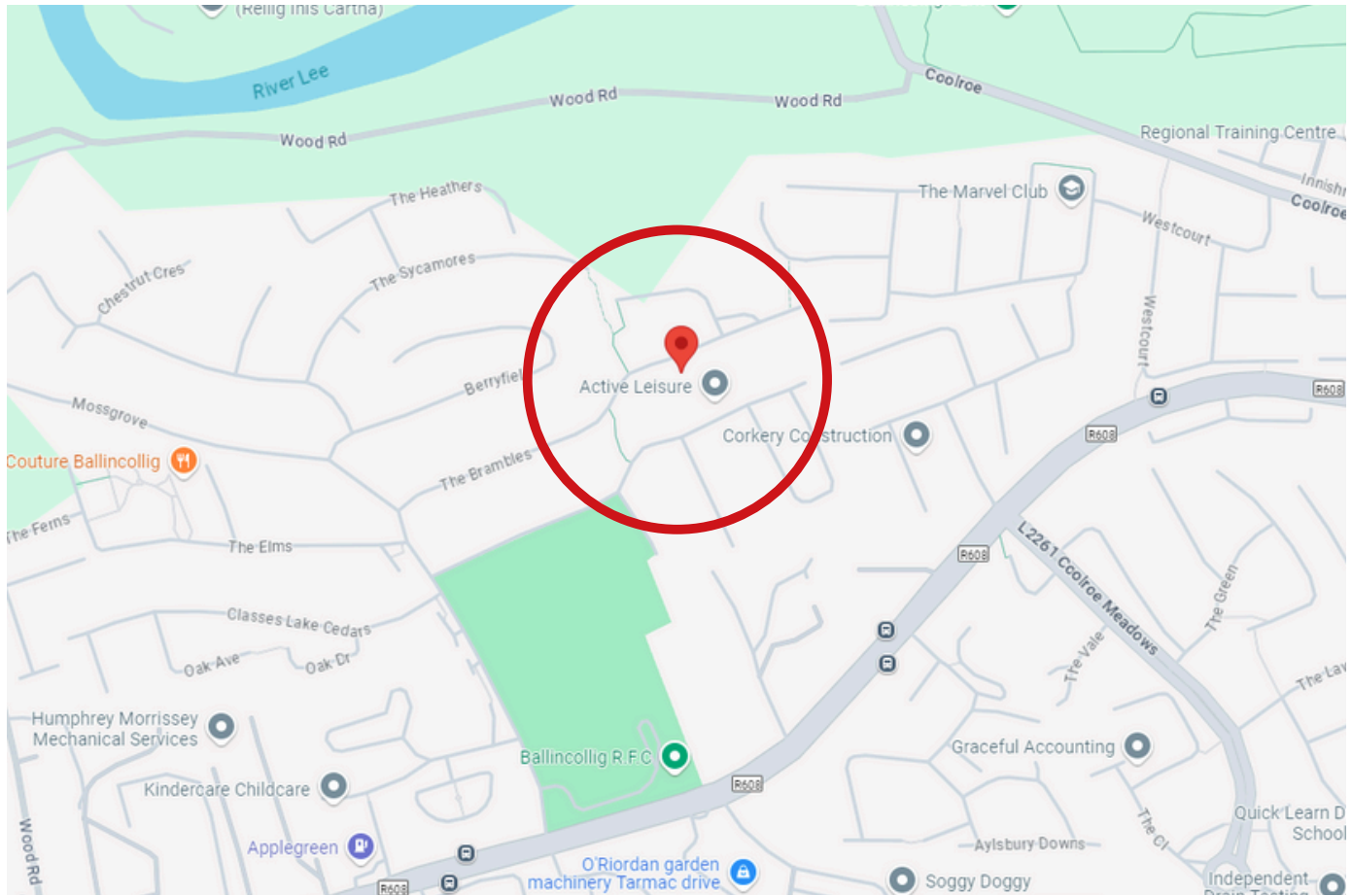
A secure side gate allows access to the rear garden.

The rear of the property offers a south facing aspect and superb garden area which is laid to lawn. There is a Barna shed included as part of the sale.



## | DIRECTIONS

Please see Eircode P31 V627 for directions.



## | ALL ENQUIRIES TO:

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