

40 Distillery Court, The Maltings, Ballincollig, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly presented two bedroom first floor apartment in the much acclaimed development of The Maltings, Ballincollig. Offering bright and spacious accommodation, a private balcony, and an energy efficient B1 BER rating, the property also benefits from its location within close proximity to all local amenities including the N40 road network, allowing easy access to Cork city centre and surrounding suburbs.

Accommodation consists of reception hallway, dual aspect open plan kitchen/dining/living area with modern fitted kitchen and impressive flooring, two spacious double bedrooms, one large family bathroom and one en suite bathroom.

AMV: €295,000



60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 86.19 Sq. M. / 928 Sq. Ft.
- Built in 2006
- BER B1
- Gas fired central heating - new boiler installed in May 2025
- Double glazed PVC windows
- Bright and light filled living accommodation
- Balcony overlooking a private green area
- Two spacious bedrooms
- One allocated parking space
- Much sought after location close to Ballincollig town centre
- Close to a number of amenities including schools, restaurants, shopping centres and cinema
- Easy access to N40 road network
- Ideal first time buy/investment opportunity
- Management fees €1,726.72 per annum
- Last rent - €1,250 per month

| RECEPTION HALLWAY

3.16m x 3.66m (10'3" x 12'0")

The main reception hallway has laminate timber flooring, one radiator, intercom system, a smoke detector, a carbon monoxide detector, two light piece, access to the hot press, and access to a cloak room. A door allows access to the superb open plan kitchen/dining/living area.



| OPEN PLAN

KITCHEN/DINING/LIVING

8.56m x 4.17m (28'0" x 13'6")

This bright, spacious kitchen/dining/living area has glass double doors opening onto a private and enclosed balcony, which overlooks a beautiful communal green area with mature trees and plants abound.



The kitchen features black slate tile flooring, a modern cherry wood fitted kitchen, attractive tile splashback, ceramic hob with extractor fan, built-in double oven with integrated microwave, and space for freestanding appliances including a fridge freezer and dishwasher. There is one centre light piece, one smoke detector, six power points, and one large radiator located within the kitchen space.



The dining/living area is finished with laminate flooring and neutral décor throughout. There is one centre light piece, four power points, and one radiator. The gas boiler, installed May 2025, is located within the room.



UTILITY

1.31m x 1.93m (4'2" x 6'3")

The utility space has vinyl flooring, six power points, plumbing for a washing machine, space for a dryer, extractor fan, one centre light piece, and access to the heating system.



BEDROOM 1

5.62m x 2.72m (18'4" x 8'9")

This spacious double has two windows, one centre light piece, one radiator, laminate timber flooring, attractive neutral décor, built-in wardrobe units for storage, six power points, and a door allowing access to the en suite.



EN SUITE

2.7m x 1.16m (8'8" x 3'8")

The en suite bathroom features a three piece suite including a mains operated shower, a heated towel rail here, one centre light piece, one extractor fan, neutral décor, and attractive marble effect floor and wall tiling throughout.



BEDROOM 2

4.34m x 3m (14'2" x 9'8")

This double bedroom has laminate timber flooring, attractive neutral décor, one window, one radiator, one centre light piece, built-in double wardrobes for storage, and six power points.



| MAIN BATHROOM

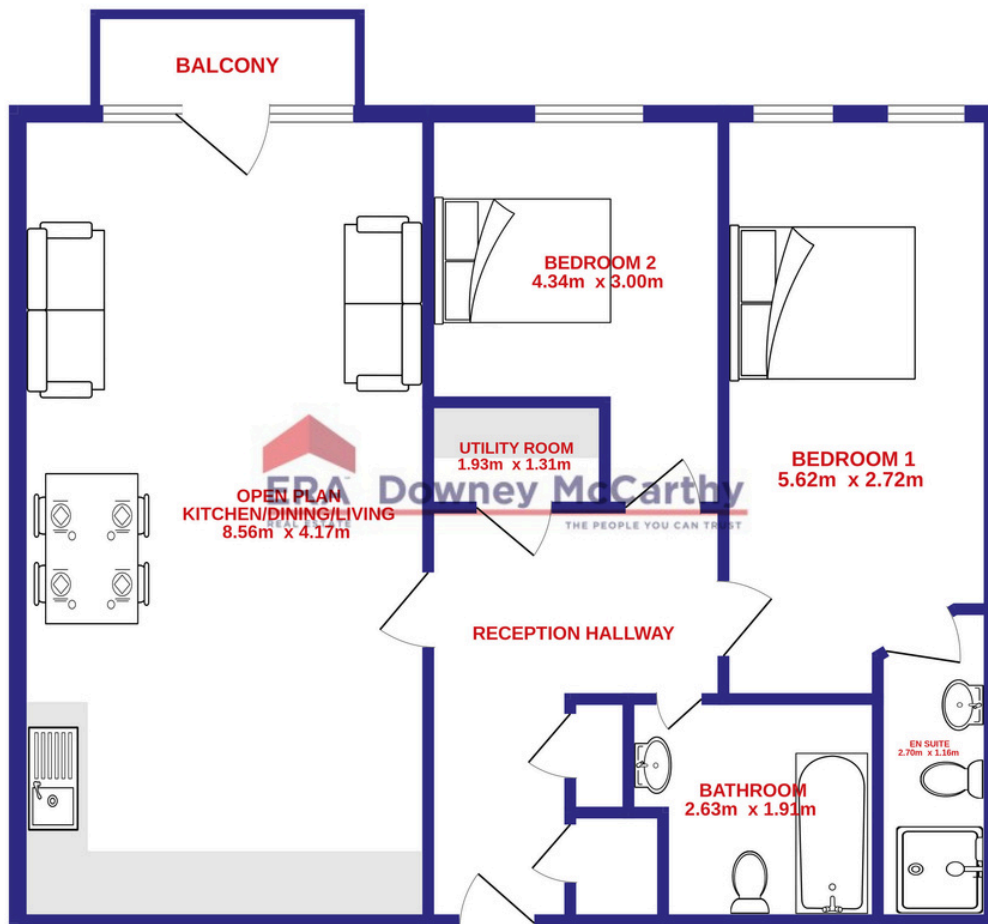
1.91m x 2.63m (6'2" x 8'6")

The main bathroom features a four piece suite including a mains operated shower fitted over the bath, attractive marble effect floor and wall tiling, neutral décor, built-in vanity unit, mirror, a heated towel rail, one centre light piece, extractor fan, and an electric shaver light.



| FLOOR PLAN

APARTMENT



| BALCONY AND EXTERIOR



| DIRECTIONS

Please see Eircode P31 E672 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Angela Jordan
0863783681
angela@eracork.ie



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