

APT 56 THE CRESCENT,

OLD FORT ROAD, BALLINCOLLIG, CORK P31 FK88



O'Mahony Walsh welcome to the market 56 The Crescent, a stunning 2-bedroom, 2-bathroom second floor apartment located in the heart of Ballincollig Town Centre. Nestled just a stone's throw from Ballincollig Shopping Centre and minutes' walk to supermarkets, shops, schools, bars and restaurants.

This apartment comes with the added benefit of secure, dedicated parking, refuse collection, and secure pedestrian access, ensuring ultimate convenience and peace of mind.

56 The Crescent presents a unique opportunity to experience the best of Ballincollig living

- **Superb Location • 2 Double Bedrooms • B-Rated • Spacious Balcony to the rear**
- **Excellent Condition • Located in the heart of Ballincollig**

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C. 80 Sq.m / 861 Sq. Ft



Agent: Michaela Buckley Email: m.buckley@omw.ie

AMV €305,000

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Hallway (4.59m x 1.32m)

The front door opens to a warm and welcoming hallway with access to all accommodation. Two closets provide ample storage for your belongings. Solid Walnut flooring.



Open Plan Kitchen (3.21m x 2.35m)

Newly fitted galley style kitchen with solid Walnut flooring, integrated appliances include an Electrolux hob, oven and a stainless-steel extractor fan, Hoover fridge freezer, Electrolux washer dryer, Samsung microwave, stainless steel sink and an Electrolux dishwasher. Access to the front south facing balcony which offers plenty of natural light into the kitchen.



Dining (3.40m x 3.21m)

Perfect space for enjoying home cooked meals or entertaining guests.



Living Room (3.81m x 3.19m)

Bright and spacious with beautiful solid Walnut flooring. This area is ideal for relaxing or spending time with family with a large rear aspect window offering stunning views and plenty of natural light. Access to the rear balcony which is the perfect spot for al fresco dining or enjoying your morning coffee.



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Master Bedroom (3.47m x 3.19m)

Carpeted double bedroom with a rear aspect window offering plenty of natural light and beautiful views of the surrounding countryside. Fitted wardrobes provide plenty of storage.



En-Suite (2.92m x 1.20m)

Tiled flooring, partly tiled walls, WC, WHB, standalone shower unit, heated towel rail and a rear aspect window.

Bedroom 2 (3.12m x 2.50m)

Bright double bedroom with carpeted flooring, a large front aspect window and fitted slide robes perfect for storage.



Main Bathroom (2.46m x 1.90m)

3-piece suite with power shower overhead, tiled flooring, partly tiled walls, large fitted mirror over bath, vanity unit with mirror and a heated towel rail.



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Features

- Allocated Car Parking Space
- Balcony area to front and rear
- Master bedroom En-suite
- Secure gated complex
- Prime Location in Ballincollig Town Centre
- High Ceilings
- New Boiler
- Lift Access
- Newly fitted kitchen with appliances included
- Management Fee Approx. €2,450 per annum

Heating

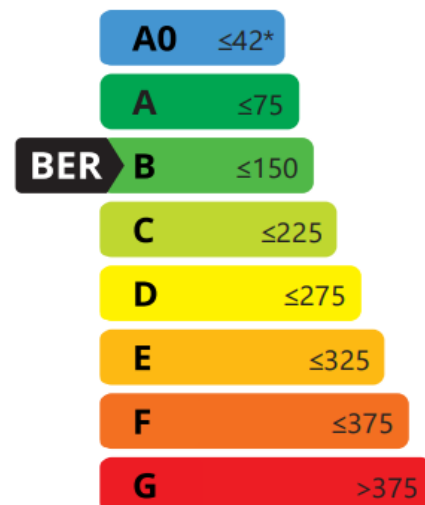
Gas Central Heating

BER Details

BER: B

BER No. 119583276

Energy Performance Indicator: 150kWh/m²/yr



Units=kWh/(m².y)
* & ZEB² Criteria

Floorplan

