



# Downey McCarthy

*....the people you can trust*

## 146 Leslie's Arch, Old Quarter, Ballincollig, Cork



ERA Downey McCarthy are delighted to present to the market this immaculately presented, two bedroom terrace home situated in the popular and sought after residential estate of Leslie's Arch, Ballincollig. The property comes to the market in turnkey condition and benefits from its superb location close to Ballincollig town centre and all the amenities it has to offer including shops, supermarkets, cinema, sports facilities, cafes and bars and restaurants. Viewing highly recommended.



**AMV: €295,000**

**BER B3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

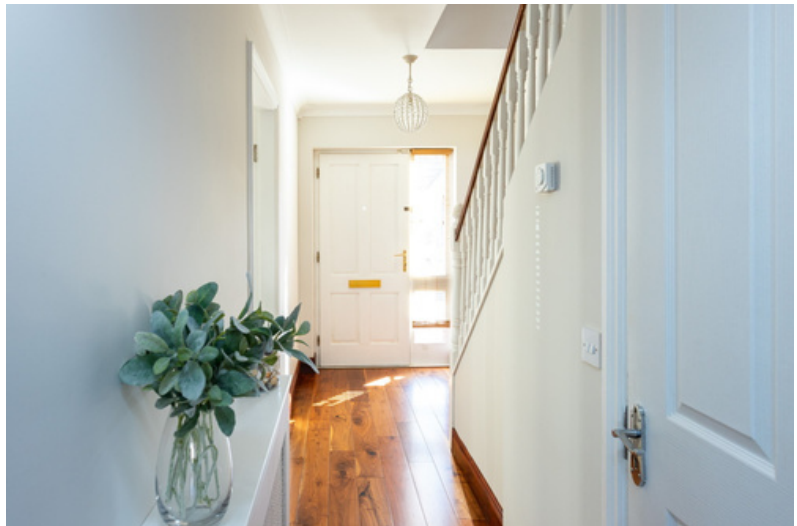
## | FEATURES

- Approx. 79.6 Sq. M. / 857 Sq. Ft.
- Built in 2005
- BER B3
- Current rental amount €1,395 with potential of €1,485
- Gas fired central heating
- Double glazed PVC windows
- Two spacious bedrooms
- Immaculate condition throughout
- Beautiful maintenance free rear yard
- Designated parking space
- Walking distance to Ballincollig town centre with all essential and recreational amenities at your doorstep including shops, supermarkets, cinema, sports facilities, cafes
- 15 minute walk to Ballincollig Regional Park
- Easy access to N22 road network

## | RECEPTION HALLWAY

4.55m x 1.97m (14'9" x 6'4")

A solid teak door with side glass panelling allows access to the welcoming reception hallway. The hallway has beautiful neutral décor, semi-solid wooden flooring, a fuse board, one centre light piece, one radiator cleverly disguised behind an attractive radiator cover, a smoke alarm and an alarm control point. A door allows access to the guest w.c.



## | GUEST W.C

1.7m x 0.89m (5'5" x 2'9")

The guest w.c features a two piece suite, tiled flooring, one centre light piece and neutral décor.



**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



## | KITCHEN

3.91m x 2.57m (12'8" x 8'4")

The kitchen has one large window overlooking the front of the property which allows extensive natural light to flood the room. The kitchen has solid fitted units at eye and floor level, extensive worktop counter with tiled splashback, a breakfast bar, a stainless steel sink, plumbing for a washing machine, space for an oven/hob/extractor fan, space for a fridge freezer, space for a microwave and plenty of storage space. The room has neutral décor, tiled flooring, one smoke alarm, power points and one centre light piece.



## | LIVING ROOM

3.81m x 4.69m (12'5" x 15'3")

This beautiful living room has attractive décor throughout and plenty of natural light due to one large window which overlooks the rear of the property and double doors allowing access to same. The room has semi-solid wooden flooring, one large feature fireplace with timber surround and iron hearth, one centre light piece, ample power points and one radiator.



## | STAIRS AND LANDING

3.41m x 2.58m (11'1" x 8'4")

The stairs and landing has carpet flooring throughout. At the top of the landing there is one centre light piece, an access hatch to the attic, a smoke alarm and a thermostat control for the heating.

## | BEDROOM 1

4.15m x 3.51m (13'6" x 11'5")

This spacious double bedroom has one large window overlooking the front of the property with roller blinds, carpet flooring, a large built-in wardrobe unit, attractive neutral décor, one radiator and a door allows access into a hot press area which is shelved for storage.



## | BEDROOM 2

3.36m x 3.04m (11'0" x 9'9")

This bedroom has one large window overlooking the rear of the property, carpet flooring, shelving for storage, attractive neutral décor and one radiator.



## | BATHROOM

2.41m x 1.55m (7'9" x 5'0")

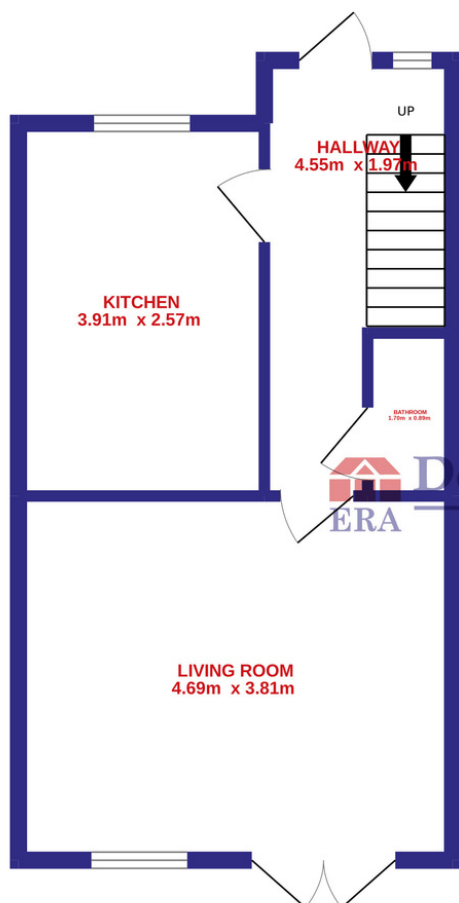
The main family bathroom features a four piece suite including a Mira Elite SE electric shower fitted over the bath, one frosted window to the rear of the property, floor and wall tiling, one centre light piece, one extractor fan and one vanity unit with fitted storage.



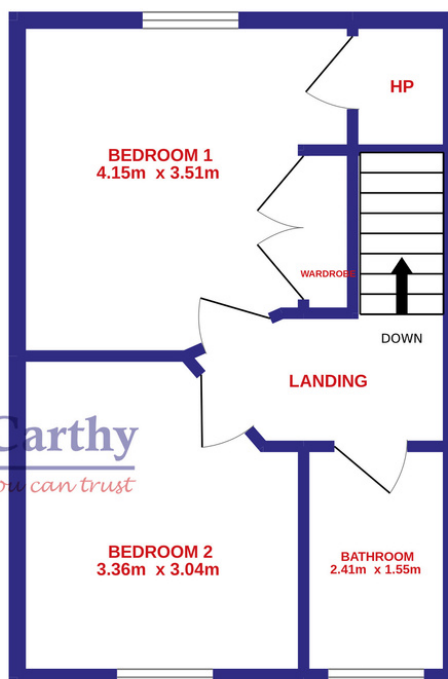
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## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



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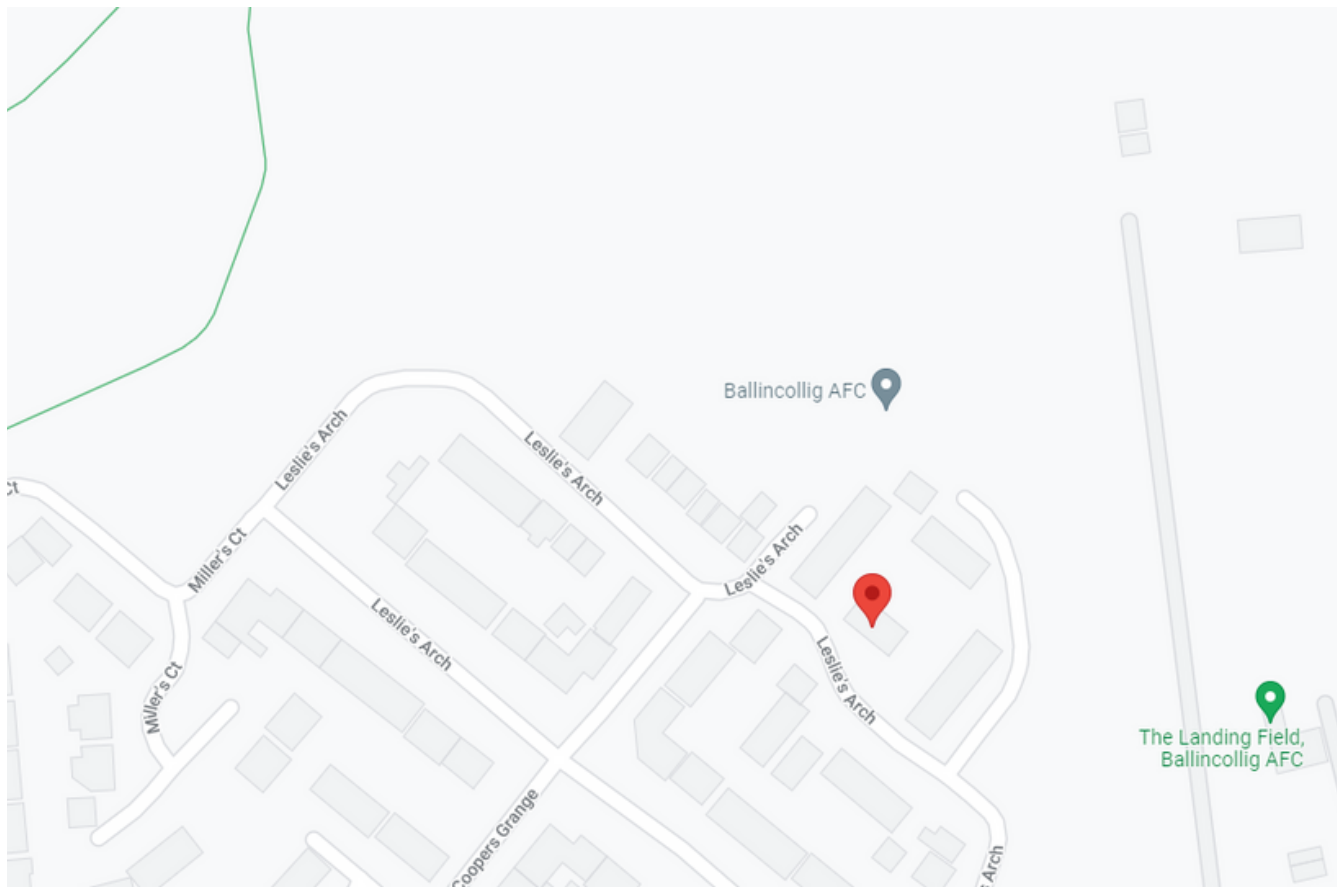
TOTAL FLOOR AREA : 79.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode P31 EA06 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



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