

63 Millers Court, Ballincollig, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this beautifully presented and modern three bedroom semi-detached property, ideally located within the highly sought after residential development of Old Quarter, Ballincollig.

This superb A3 BER rated family home is positioned within a quiet setting to the rear of the development and benefits from a sunny west-facing rear aspect, high quality fixtures and fittings, and an attractive contemporary colour palette. The property's prime location in the heart of Ballincollig ensures that all essential amenities and leisure facilities are within easy reach, including shops, supermarkets, cafés, bars, restaurants, sports facilities and the renowned Ballincollig Regional Park.

Accommodation consists of a reception hallway, guest w.c., living room, and open plan kitchen/dining area on the ground floor. Upstairs, the property offers three spacious bedrooms, including a main bedroom with en suite bathroom, together with the main family bathroom.

AMV: €550,000

BER A3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 110 Sq. M. / 1,184 Sq. Ft.
- Built in 2017
- BER A3 - Qualifying the property Green Mortgage Interest Rates
- Superb west facing rear garden with pergola and steel shed
- Air to water heating
- Three spacious bedrooms
- Walking distance to Ballincollig town centre with all essential and recreational amenities at your doorstep
- Positioned on the 220 bus route, shops, supermarkets, cinema, sports facilities, cafes
- Conveniently located adjacent to the superb Ballincollig Regional Park
- Easy access to N22 & N40 road networks

| RECEPTION HALLWAY

5.06m x 2.07m (16'6" x 6'7")

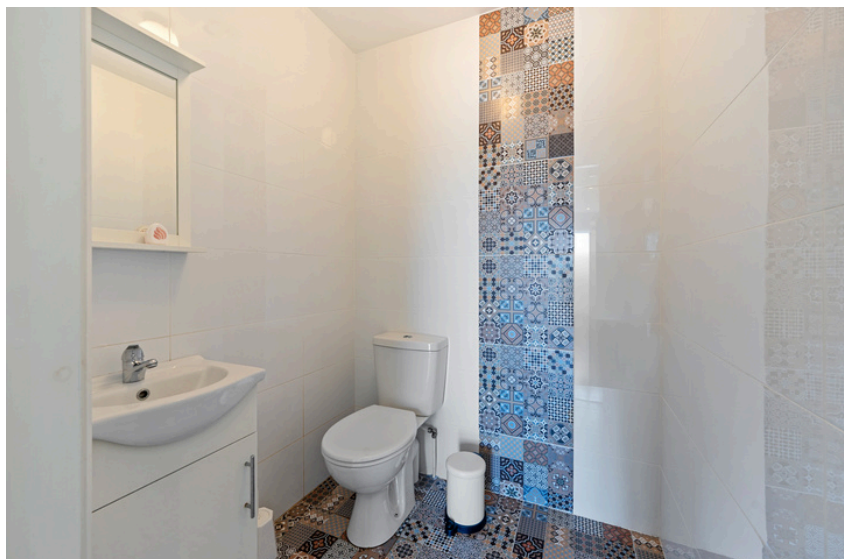
The bright and welcoming reception hallway has impressive oak flooring, attractive neutral décor and recessed spot lighting. There is one radiator, understairs storage, two power points, and access to the air to water heating control. A door allows access to the guest w.c.



| GUEST W.C

1.43m x 1.56m (4'6" x 5'1")

The guest w.c features attractive mosaic floor and wall tiling, neutral décor, a two piece suite, one centre light piece, and one extractor fan.



| LIVING ROOM

4.32m x 3.74m (14'1" x 12'2")

The superb main living room has one window to the front of the property, attractive timber flooring, an open fireplace, one centre light piece, one radiator, covings around the ceiling, one television point and eight power points.



| OPEN PLAN KITCHEN/DINING

6.55m x 5.92m (21'4" x 19'4")

The bright open plan dual aspect kitchen/dining area offers two windows overlooking the rear garden, one window to the side, and double door allowing access to a superb patio.

The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob and extractor fan, microwave, dishwasher, washing machine and a stainless steel sink. The area has tile flooring, one large radiator, recessed spot lighting, and twelve power points.

The generous sized dining area has a continuation of the tile flooring and recessed spot lighting. There is one radiator, one centre light piece, four power points and one television point.



| STAIRS AND LANDING

3.99m x 2.1m (13'0" x 6'8")

The stairs are fitted with carpet flooring. At the top of the landing there is attractive grey timber flooring, one radiator, two power points, and an access hatch to the attic.



| BEDROOM 1

3.74m x 3.73m (12'2" x 12'2")

This superb double bedroom features attractive decor with high quality timber flooring and offers a feature bay window to the front of the property. The room is finished with one radiator, one centre light piece, six power points, and a door allowing access to the en suite bathroom.



| EN SUITE

1.02m x 2.73m (3'3" x 8'9")

The en suite features a three piece suite and is finished with attractive floor and wall tiling. The area offers a built-in storage cabinet, one radiator, and one window to the side of the property.



| BEDROOM 2

3.08m x 3.73m (10'1" x 12'2")

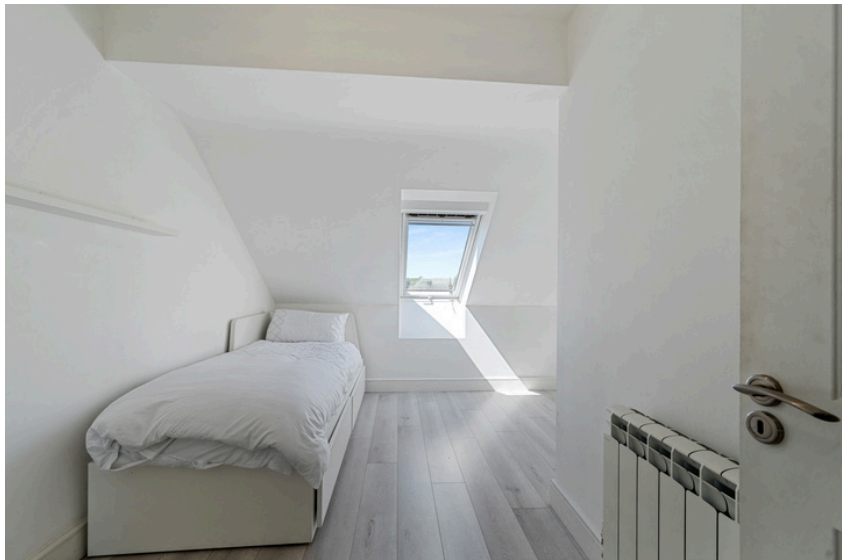
A spacious double bedroom has attractive decor with high quality timber flooring. There is one window to the rear of the property, built-in wardrobe, one centre light piece, one radiator, and four power points.



| BEDROOM 3

3.8m x 3.23m (12'4" x 10'5")

This generously sized double bedroom boasts modern laminate timber flooring, one Velux window to the rear, attractive décor, one centre light piece, one radiator, and two power points.



| BATHROOM

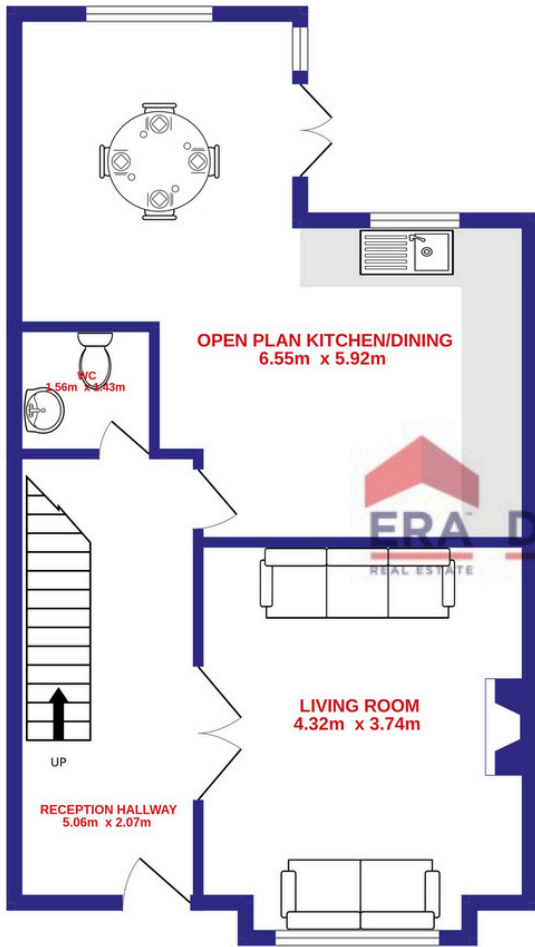
2.14m x 2.07m (7'0" x 6'7")

The main family bathroom features a four piece suite including a mains operated shower fitted over the bath. There is impressive modern tiling, one window to the front of the property, integrated storage, and one centre light piece.

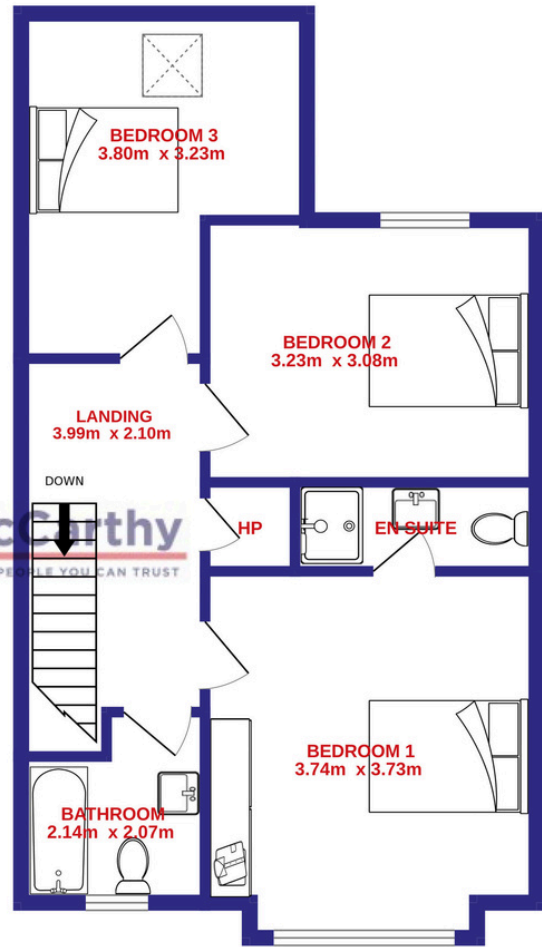


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

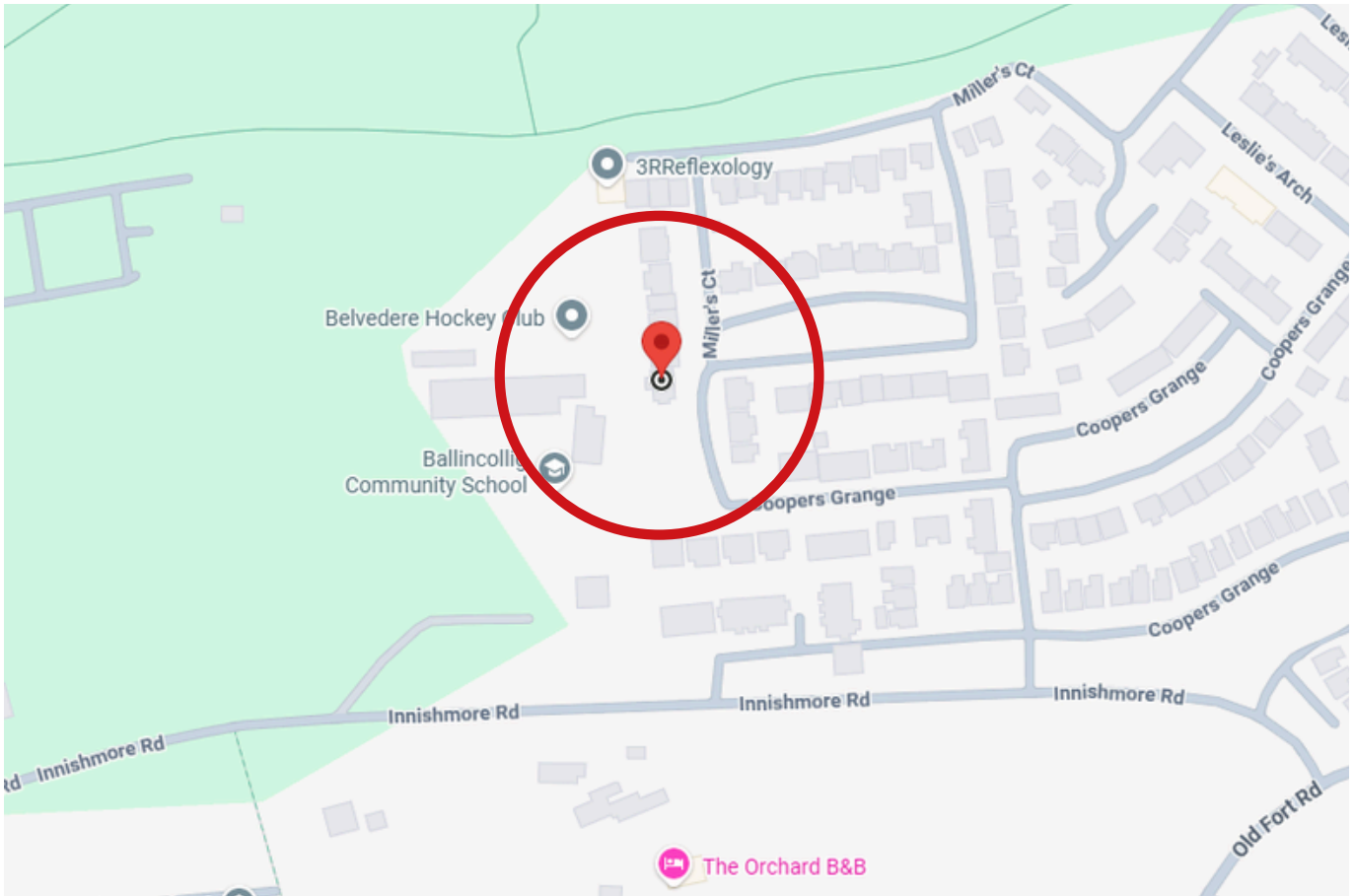


The front of the property offers a spacious cobble lock driveway which can facilitate off street parking for up to two vehicles. There are mature shrubs and plants to either side. A secure side gate allows access to the rear.

The rear of the property is fully enclosed and boasts an impressive sunny west facing aspect. There is a superb patio area located off the kitchen/dining space, a garden which is laid to lawn, and a magnificent feature pergola ideal for outdoor summer entertaining. A maintenance free gravel area allows access from the pergola to a steel shed at the rear of the garden. The storage shed has power and lighting and provides extensive additional storage space.

| DIRECTIONS

Please see Eircode P31 YH24 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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