



Grange
Ovens, Co. Cork

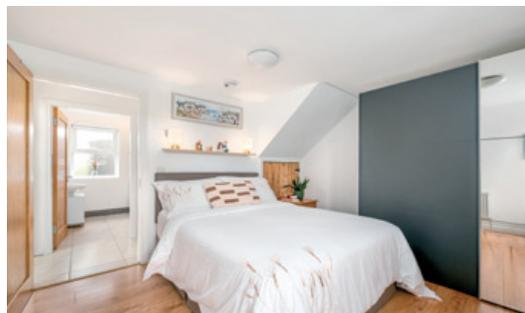
Lisney | Sotheby's
INTERNATIONAL REALTY



Grange, Ovens, Co. Cork

Features

- Excellent location within 7 mins from Ballincollig town
- Gas central heating
- Double glazed PVC windows
- Driveway to front offering enclosed ample parking
- Vaulted ceilings with Velux windows
- House was renovated in 2012 by current owners



Lisney Sotheby's International Realty are delighted to present a magnificent two-bedroom semi-detached property to the market in the highly sought after residential location of Ovens. Located off Grange Terrace, this modern dwelling is in turnkey condition, with vaulted ceilings and Velux windows throughout enhancing the overall brightness of this home. Extending to approx. 76 sqm (818 sqft), this exceptional home combines comfort, style and convenience benefiting from a C2 building energy rating. Construction of new extension to rear and side of dwelling was carried out in 2012.

The accommodation comprises two generous bedrooms, an open plan kitchen/dining area, spacious living room, a practical utility and a family bathroom. The layout has been carefully designed to maximise natural light and space which is ideal for entertaining guests, creating a welcoming and relaxing environment. The property benefits from double glazed windows throughout and the residence is heated by means of gas central heating and septic tank for sewerage. The family bathroom is renovated to a high standard offering a fully tiled wet room. We feel this home will prove attractive to many first-time buyers who are living in the surrounding area and want to avail of the excellent amenities, schools and transport links.

The eastern side of the property offers an enclosed gated entrance with ample parking to front and a detached storage shed. This home is superbly located within easy access to the N22 and N40 South Ring Road. It is within close proximity of Ballincollig town centre with amenities to include Castlewest Shopping centre, restaurants and DELL Technologies nearby. There are an abundance of both primary and secondary schools in the vicinity to include: Gaelscoil Uí Riordáin, Scoil Eoin, Coláiste Choilm and Ballincollig Community School. There are regular bus services from Grange Cross with No. 220 connecting passengers in and out of Cork City centre, University College Cork, CUH and Munter Technological University. Cork Airport and Business Park is approximately a 17-minute drive from the property making it extremely accessible and convenient to homeowners.

Viewing is highly recommended to fully appreciate all this home has to offer in an unbeatable location.

Accommodation

Utility Room: Spacious and bright entrance with built in storage units, Zanussi washing machine and dryer, finished with tiled flooring.

Open plan kitchen/dining: This contemporary kitchen offers floor and eye level built in units to include a Zanussi Fridge/freezer, electric oven and hob, Electrolux dishwasher and sink, finished with plenty of cupboards for storage, vaulted ceilings with two large Velux windows and fully tiled flooring.

Living Room: Located off the dining room, this wonderful living area is perfect for entertaining family and friends. Offering beautifully designed triple aspect windows, patio doors and a Velux enhancing plenty of natural light flowing throughout. There is direct access to the patio and outside via PVC double doors, finished with laminate flooring.

Family Bathroom: Tastefully decorated and modern bathroom offering a three-piece suite to include an electric shower wet room fully tiled, w.c and wash-hand basin finished with tiled flooring.

Bedroom: Spacious and bright double bedroom with storage cupboard and large wardrobe, finished with laminate flooring.

Master Bedroom: The master bedroom is tastefully decorated with a large Velux window ensuring plenty of natural light, built-in wardrobe and finished with laminate flooring.



OFFICES

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

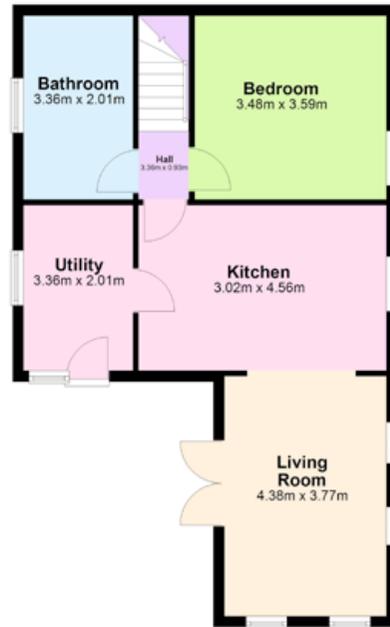
St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700



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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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