



**WELL LOCATED THREE BEDROOM DETACHED HOME**

INNISMOY, CASTLE ROAD, BALLINCOLLIG, CO CORK

**BER E1**

**savills**

# Innismoy, Castle Road, Ballincollig, Co Cork

**For Sale by Private Treaty**  
**CKK160447**

- Well located three bedroom detached bungalow
- Approx. 125 sq m / 1,350 sq ft
- Approx. .08 ha / 0.2 acre site
- Deceptively spacious with the added bonus of 2 attic rooms
- South facing rear garden
- Ample off street parking
- Located in a highly desirable location
- Within close proximity of Ballincollig Town Centre and all local amenities
- OFCH / Mains Services

## DESCRIPTION

Savills are delighted to present Innismoy, a fantastic three bedroom detached property providing a spacious and light filled interior. This exclusive one off detached home offers all the ingredients for perfect family living on a large site with mature gardens.

Stepping inside this lovely family home you will find a private lounge, kitchen with separate dining room, master bedroom with en suite, two double bedrooms & main bathroom on the ground floor. Upstairs benefits from two attic rooms and WC.

Innismoy is situated on an exceptional south facing site which offers natural sunlight throughout the day. To the front of the property you will find ample parking, a wooded decking area, ideal for external hosting and two gated entrances. Mature hedging provides for the upmost privacy while

low maintenance shrubbery flanks the charming dormer bungalow.

Innismoy is located just off Castle Road less than 1km south of Ballincollig Town Centre. The property enjoys the conveniences of being within walking distance of Ballincollig Shopping Centre, bars, restaurants and excellent primary & secondary schools. The N22 South Link road south is also within close proximity making the commute to the city centre an easy one.

Innismoy comes to the market offering itself as an ideal family home in a highly desirable location.

Contact us today.

## ACCOMMODATION

### Entrance Hallway

Welcoming hallway with tiled flooring.

### Kitchen

Fitted kitchen with eye and floor units. Tiled floor and splashback. Breakfast bar.

### Dining Room

Private Room with tiled floor and brick faced open fireplace.

### Living Room

Bright room with timber floor, fitted units, natural open fireplace, natural slate hearth.

### Master bedroom

Spacious double room with timber floor and built in wardrobes.

### En Suite

WC. WHB. Electric shower, Tiled floor and partially

tiled walls.

### Bedroom 2

Double Room with timber floor.

### Bedroom 3

Spacious single room

### Bathroom

WC. WHB. Electric shower. Tiled throughout.

### Attic Room 1

Carpet floor and built in units.

### Attic Room 2

Carpet floor and built in units.

### WC

WC. WHB.

## BER DETAILS

BER No: E1

BER Number: 110190535

Energy Performance Indicator: 330.32kWh/m2/yr

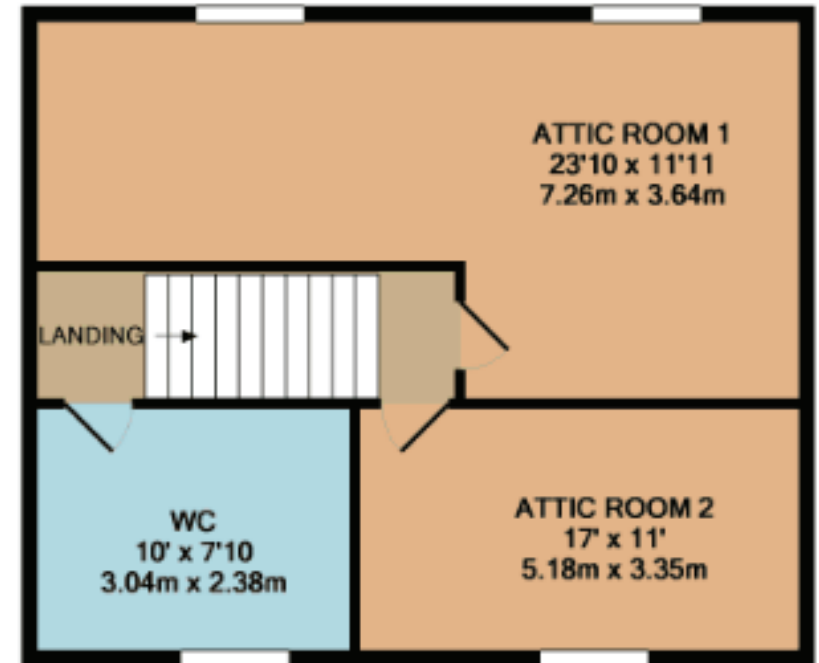
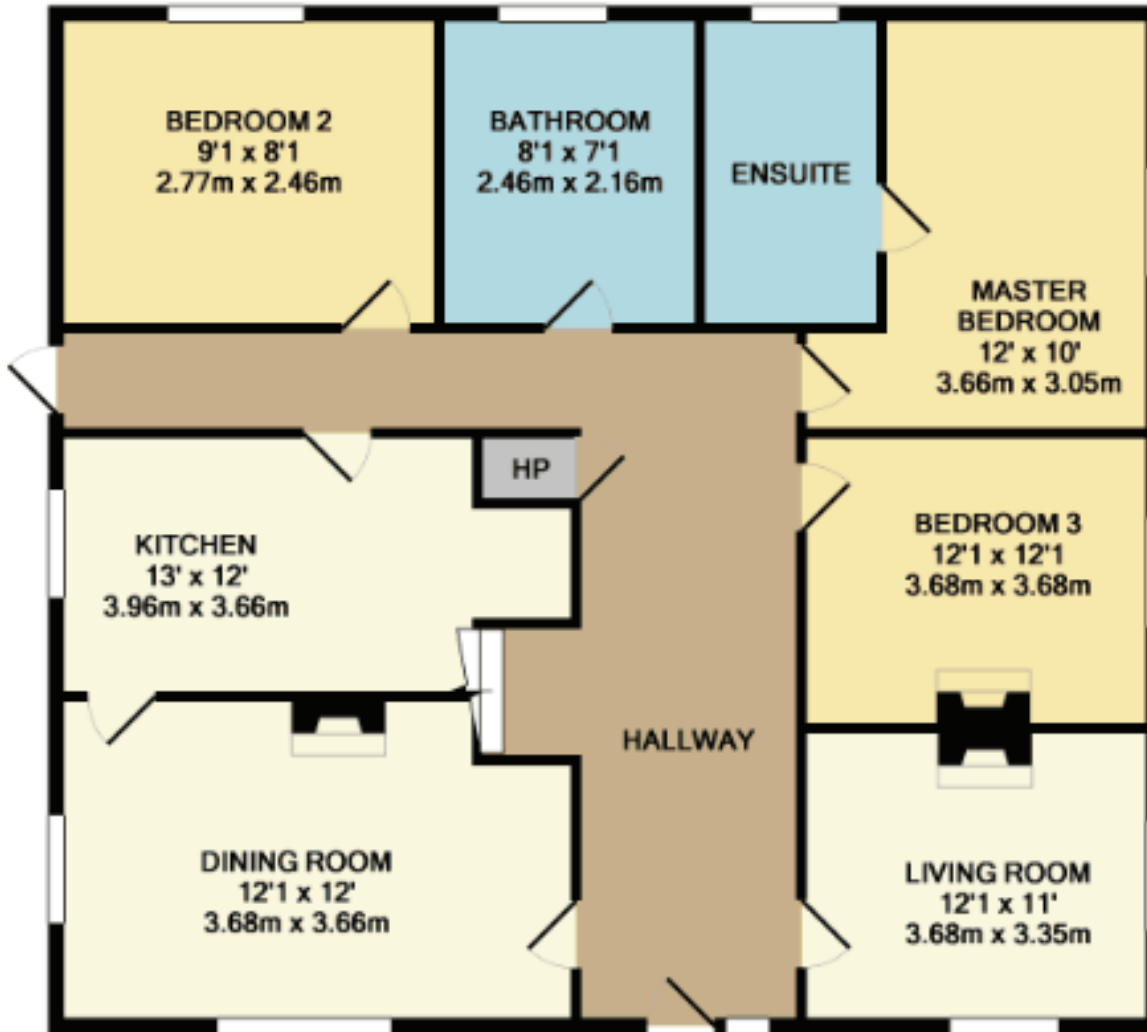
## DIRECTIONS

From Ballincollig town centre turn on to Station Road and then turn right to travel west along Castle Road. See Agents sign on the rhs just before entrance to Castleknock.

## VIEWING

By appointment with Savills Cork  
(021) 427 1371 or email:cork@savills.ie

For identification purposes only, not to scale



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