



DANIEL FLEMING
AUCTIONEERS LTD

Phone: 021 4385524 / 087-2575712

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FOR SALE

Lissard, Burnfort, Co Cork

Eircode: P51 HX31



*Beautiful spacious residence standing on c. 0.6 acres
Four bedrooms, three bathrooms*

An exceptional opportunity to purchase this magnificent four-bedroomed residence ideally located just off the N20 Cork-Mallow road only 15 mins from Cork City. Viewing comes highly recommended as this property is a must-see.

BER RATING: C1

GUIDE PRICE: €400,000



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The house c.2477 sq ft. set on a private site of c.0.6 acres with electric gated entrance, gravel driveway, outside decking area large front and rear gardens.

Features

- Solid oak staircase
- Inset lighting throughout
- Tastefully decorated in turn-key condition
- Conservatory with high exposed beams
- Solid oak kitchen
- Solid oak flooring
- Stone cladded exterior walls
- Double Glazing
- Moulded architraves and skirting boards

BER Rating: C1

Services:

- Oil fired central heating
- Well Water & Bio-cycle tank





Measurements & Description**

Total area: approx. 230 sq.m (2,477sq.ft)

	Sq M	Description
Entrance hall	15'7" x 12'8"	Tiled floor, Oak Staircase, 4 x double sockets
Kitchen/Dining Room	28' x 13'	Fully fitted oak kitchen and island, oak timber floor, 15 x double sockets. Integrated hob and oven
Conservatory	19'3" x 14'5"	Bright room with high ceilings with exposed beams, oak timber floor, 4 x double sockets
Utility Room	7'4" x 5'7"	Fitted units, oak timber floor, plumbed for washing machine, 2 x double sockets
Guest WC	6' x 5'	Toilet & whb, tiled floor and towel rack.
Sitting Room/Lounge	17'2" x 15'2"	Timber mantelpiece with cast iron insert, solid oak floor, 5 x double sockets
Living Room	21'3" x 13'2"	Carpet floor, surround sound system, 7 x double sockets.
Downstairs Bedroom 4	15'3" x 13'6"	Oak timber floor, 4 x double sockets
Upstairs		
Master Bedroom	21'6" x 13'3"	Carpet floor, large walk in wardrobe, 7 x double sockets
Ensuite	12'3" x 7'	Fully tiled, electric shower, towel rack,
Bedroom 2	14'7" x 14"	Carpet floor, 5 x double sockets
Bedroom 3	14'5" x 10'	Carpet floor, 7 x double sockets
Main bathroom	14' x 7'7"	Fully tiled, Jacuzzi bath, electric shower cubicle

**** All images used are for illustrative purposes. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.**





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Please note the above particulars are given by the vendors on the strict understanding that all descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Every care is taken in preparing these details but the vendors cannot be held responsible for any inaccuracies, omissions or errors.



FOR FURTHER INFORMATION PLEASE CONTACT
DANIEL FLEMING ON 021-4385524 / 087-2575712

VIEWING IS STRICTLY BY APPOINTMENT