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For Sale by Private Treaty

Valley View

Watergrasshill • Co. Cork • T56 YH26

BER Pending
Michael Dorgan, Auctioneers & Valuers



Guide: €750,000

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Michael DORGAN
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Features

For Sale by Private Treaty

5-bedroom country house within a short drive of Watergrasshill, the M8 Motorway & the Jack Lynch Tunnel.

- Detached office/storage.
- Electric gates.
- Central vacuum system.
- Under floor heating throughout with concrete upper floors.
- Dual entrance generous site.
- Mature landscaping.
- Tarmacadam driveway.
- Feature staircase & full height entrance hallway.
- OFCH, Well water, septic tank.

Accommodation (Ground floor)

Entrance hallway
7.29m x 6.23m
23' 11" x 20' 5"

Feature stair case with full height entrance, marble flooring, light fitting, recessed lighting, velux type windows, power points.

Livingroom
5.69m x 5.67m
18' 8" x 16' 6"

Timber floor, power points, cornicing, light fitting, inset stove with marble surround, cornicing, french doors, recessed lighting, power points.

Kitchen
4.83m x 3.28m
15' 10" x 10' 9"

Wall & floor kitchen units with granite work surfaces, tiles back splash, marble floor, recessed lighting, light fitting, power points, integrated dishwasher, double oven, microwave, hob, extractor fan,

Dining room (separate)
5.91m x 5.67m
19' 5" x 18' 7"

Inset stove, timber floor, cornicing, power points, recessed lighting.

Sunroom
5.07m x 4.42m
16' 1" x 14' "

Marble flooring, power points, velux type windows, recessed lighting.

Utility
3.23m x 1.91m
10' 7" x 6' 3"

Gloss wall & floor units, plumbed for utilities, laundry chute from first floor landing, ceramic floor tiles, stainless hot & cold sink.

WC
2.38m x 1.62m
7' 10" x 5' 4"

Whb & toilet, electric shower, heated towel rail, recessed lighting, lit mirror, stain glass window onto entrance hallway, tiled floor to ceiling extractor fan.

Back hallway
3.08m x 3.03m
10' 1" x 9' 11"

Marble flooring, built in storage, recessed lighting, power points.

Bedroom 1
5.69m x 3.34m
18' 8" x 11'

Timber floor, power points, television point.

(First floor)

Landing
6.25m x 2.05m
20' 6" x 6' 9"

Carpet, power points, laundry chute to utility room.

Bedroom 2 (Master)
6.03m x 4.11m
19' 10" x 13' 6"

Quality carpet, recessed lighting, light fitting, dual aspect, power points.

Ensuite
4.27m x 2.50m
14' x 8' 2"

Dual vanity with 180-degree mirror, bespoke joinery and granite work surfaces, spa shower/bath, separate w/c, velux type windows, marble flooring.



Walkin wardrobe
3.85m x 3.30m
12' 7" x 10' 10"

Quality carpet, power points, bespoke fitted wardrobe units, velux type window.

Bedroom 3
6.02m x 3.37m
19' 9" x 11' 1"

Quality carpet, power points, light fitting, recessed lighting, light fitting.

Bedroom 6
3.90m x 3.58m
12' 9" x 11' 9"

Built in wardrobe, power points, wall lighting, recessed lighting.

Bedroom 6
4.79m x 2.10m
15' 9" x 6' 11"

Bathroom
4.60m x 2.19m
11' 6" x 7' 2"

Power points.

HP/ Walkin linen closet
2.31m x 1.62m
7' 7" x 5' 4"

Shelved, power points, electric heater.





Building Energy Rating



Directions

VALLEY VIEW
SCARTBARRY
WATERGRASSHILL
CO. CORK
T56 YH26

A small map showing a red pin on a road, indicating the location of the property.







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Viewing **Strictly by appointment with sole agent.**

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