



For Sale by Private Treaty

Asking Price 525,000



17 Kilmoney Woods,  
Carrigaline,  
Co. Cork

BER **B1**

Viewing

Viewing by appointment

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Unit 3, Carrleigh House,  
Lower Kilmoney Road,  
Carrigaline, Cork.

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Conditions to be noted:

1. These particulars do not constitute an offer or contact or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
2. The vendor does not make or give, the Agent(s) or its staff authority to make or give any representation or warranty in respect of this property.
3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.

PRSA Registration No. 003540



Description:

Michael Pigott Auctioneer & Valuer is delighted to present for sale this magnificent family home of c.2,200sq.ft that provides a level of luxury and comfort rarely seen, even at this premium end of the property market.

Completed by the current owners in March 2014 "Seventeen" offers no fewer than 5 bedrooms with exceptional detail in built-in furniture. The welcoming hall with beautiful hand built solid oak staircase provides a hint to the level of detail the current owners were prepared to go to.

For buyers seeking the perfect home in Cork this is it. Situated in a rural setting overlooking the rolling hills of Carrighoun this is truly a unique development with an ability to combine the best of both worlds, 10 minutes from Cork Airport, 10 minutes from Douglas Village and within walking distance of Carrigaline town this property ticks all the boxes from beach to City Centre, a true example of location, location, location.

This spacious family home provides an abundance of quality floorings, furnishings and fittings, solid oak doors and joinery, stunning drapes, high quality German wood burning stoves to name but a few.

It's time to explore your dream home.....

Features:

- Exclusive development of 29 only homes
- Architecturally designed
- Ireland's first Geo-thermal residential development
- Geo-thermal under floor heating
- High performance cavity wall insulation
- All water is heated by solar panels
- Pressurised water system
- Large detached double garage
- Remote controlled garage doors
- Hand built solid oak staircase

Features:

- Solid Oak panelled doors throughout
- Solid Oak moulded skirting's and architraves
- South facing Garden (not overlooked)
- Tarmacadam driveway with more than ample parking available
- All concrete boundary walls to include extra wide entrance
- French Pine tongue and grooved floors to first floor
- Extra high ceilings throughout
- High performance Argon fitted double glazed windows
- Double glazed patio doors

Accommodation:

**Hall/Reception:** Hand built solid oak staircase with a half landing incorporating a cloakroom, to include a feature window mirror providing a welcoming entrance.

**Kitchen/Dining:** (26.8x11.9) Hand built In-frame once off solid oak kitchen, units on one wall hand painted in cream to include twin integrated pyro ovens & warming drawer, complimented by crème granite worktop including integrated oversize induction hob, finished off with a stunning Oak breakfast counter. Dining area complimented by built in kitchen dresser finished in traditional duck egg green all hand-made by master craftsmen. Twin Oak glass doors to large family room.

**Utility room:** (7.5x7) Fully fitted with oak units to include solid frames, stainless steel sink and matching worktop incorporating your washing machine and dryer.

**Living Room:** (21.1x12.10) Fantastic space including bay style window seat and double doors to garden, German Spartherm Wood Cassette Stove and enough space for the largest of furniture suites.

**Family Room:** (18.1x12.10) Quiet oasis that includes another German Spartherm Wood Cassette Stove and elegant finishes.

**Guest W.C:** (7.5x4.10) Half wood panelled walls and quality sanitary ware complimented by exclusive tiles make this a beautiful feature.

**Master Bedroom:** (15.1x12.10) Full length built in solid frame wardrobe in crème plus matching built in dressing table and mirror. En-Suite: (7.9x6) Oversize quadrant power shower, wall mounted drawer and basin fully tiled to an exceptional standard.

**Bedroom 2:** (12.7x11.9) built in solid frame Oak full length wardrobes.

**Bedroom 3:** (14.10x9.9): built in solid frame Oak full length wardrobes.

**Bedroom 4:** (12.11x11) with built in solid frame full length wardrobe in crème.

**Bedroom 5:** (10.2x9.9) Currently used as an office.

**Bathroom :** (8.2x7) Bath with power shower, wall mounted oversize drawer and basin fully tiled to exceptional standard.

**Double Garage:** finished to exacting standards of house to include extra high pitch roof, double glazed windows and remote controlled electric door. This is a massive 25ft x 20ft and is lofted with access by attic stairs to provide additional storage options. This garage is painted including the floor and is currently used as a gym.

**Walk in hot press:** (7.9x5.10) fully fitted (could be converted to additional en-suite)

**Attic:** is floored and insulated to a very high standard with access by folding stairs to provide additional storage.

**Satellite dish and distribution professionally installed for all rooms.**

**High Speed Broadband**

