

## 5 Sunset Place, Killeens, Cork



ERA Downey McCarthy are delighted to present to the market this super detached bungalow that has been very well maintained by its present owner. Positioned on a generous site the property has obvious scope for further extensions subject to the relevant planning permission being granted. With a huge South facing garden to the front the property is well back from the main road and there is ample room around the back of the house with a gravel driveway and a lovely timber deck area.



€290,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.05m x 1.27m

A T-shaped hallway - the other measurement is 5.53 by 0.94. Solid doors lead into all rooms. Features include a original piranha pine solid floor, one centre light piece, one radiator and a power point.

- Living Room 4.11m x 3.62m

One large window overlooks the front fitted with a blind, curtain and curtain pole. Features include an attractive centre light fitting, a feature open fireplace with a tile surround, semi-solid wooden floor, one radiator and it is a very bright South-facing room.



- Dining Room 3.78m x 3.44m

Feature French doors lead out to the back garden. The room has a fireplace with an open fire, a press, a radiator and a very attractive light fitting over the table. Other features include a semi-solid wooden floor and an open archway allows access to the kitchen from the dining area.

- Kitchen 3.75m x 2.68m

A Bespoke kitchen with a stand-alone baumatic oven with a gas hob and extractor fan. The gas cooker is powered by a gas cylinder. The kitchen has space for a fridge freezer, a pull-out larder unit, plumbing for a washing machine and dishwasher and a Belfast sink is neatly positioned under the window that overlooks the back of the property. Other features include an integrated microwave, radiator, attractive décor light fitting, cermamic tile floor and a solid teak door with a circular glass art feature allows access out to the back.



- Bedroom 1 4.08m x 3.63m

A very spacious double bedroom with one window overlooking the front. The room has an open fireplace, a solid original wooden floor, centre light fitting and a radiator. It is a generous sized room with a fitted press in the corner.



- Bedroom 2 3.62m x 3.04m

A spacious double bedroom with one window overlooking the back of the property with a fitted curtain rail. The room has one centre light fitting, one radiator and carpet covers over the solid wooden floor.

- Bedroom 3 3.88m x 2.42m

A very spacious single room with one large octagon-shaped window overlooking the front of the property. The room has one centre light fitting, radiator and a solid original wooden floor.

- Bathroom 2.68m x 1.79m

A bespoke double shower cubicle with a sliding glass shower door and a designed glass brick feature wall allows in natural daylight, fully tiled walls and floor. The bathroom has one radiator, towel rail, W.C, wash hand basin, fitted mirror over the wash hand basin, frosted window overlooking the back, centre light fitting and an access hatch allows access to the attic.

## Features

- Approx. 84.33 m<sup>2</sup> / 908 ft<sup>2</sup>
- Site measure circa one third of an acre
- Property was built in 1966
- Oil fired central heating
- PVC Double glazed windows
- Bespoke Kitchen
- Double Shower with feature glass brick wall
- Original solid wood floors in all bedrooms
- Detached property
- Large front garden
- Future development potential subject to planning permission
- Ideal family home/investment/downsize property
- Property on a regular bus route that allows easy access from Blarney/Tower to Blackrock.

## Directions

Please see the Eircode T23 K658 for directions.



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