

Clonmoyle House, Coachford, Cork



ERA Downey McCarthy are delighted to offer to the market this three bedroom detached bungalow in Coachford, Cork. While in need of modernisation and renovation, the property benefits from spacious living and bedroom accommodation and its positioning on a large site with obvious future development potential subject to planning permission.



AMV: €250,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Detached property
- Approx. 130.87 Sq. M. / 1,409 Sq. Ft. (not including detached garage)
- Built in 1980s
- BER D2
- Three bedrooms
- Spacious bedroom and living accommodation throughout
- In need of modernisation and renovation
- Large detached garage
- Large garden areas to the front and back
- 5 minutes' drive to Coachford village and all amenities including cafes, schools, pharmacy, bars, bus routes
- 35 minutes' drive to Cork city centre

| RECEPTION HALLWAY

6.24m x 3.81m (20'4" x 12'5")

The main reception hallway features timber flooring, three recessed spot lights, one radiator and access to all rooms. There is also access to a walk-in hot press which is shelved for storage (1.3m x 1.25m).



| LIVING ROOM

3.65m x 6.01m (11'9" x 19'7")

This spacious living room has one large window to the front of the property, carpet flooring, a large feature fireplace with brick surround and back boiler, one centre light piece, three wall-mounted light pieces, power points and one radiator.



| KITCHEN/DINING

3.74m x 6.01m (12'2" x 19'7")

Another spacious room, the kitchen/dining is dual aspect with one window to the rear of the property and one window to the side. There is vinyl flooring, one centre light piece, one wall-mounted light piece, ample power points, one large radiator and wainscoting detail throughout. The kitchen includes units at eye and floor level in an L-shape with worktop counter and tile splashback, a stainless steel sink, oven/hob/extractor fan, fridge, and a dishwasher.



| REAR HALLWAY

1.32m x 2.41m (4'3" x 7'9")

The hallway has tile flooring and a sliding door allowing access to the rear of the property.

| BEDROOM 1

4.02m x 4.29m (13'1" x 14'0")

The main bedroom has one large window to the front of the property, one centre light piece, one large radiator, laminate timber flooring, two wall-mounted light pieces and a feature alcove wall. A door allows access to the ensuite bathroom.



| ENSUITE

2.34m x 1.03m (7'6" x 3'3")

The ensuite features a three piece suite including an electric shower, floor and wall tiling, one window to the rear and one centre light piece.

| BEDROOM 2

2.82m x 3.08m (9'2" x 10'1")

This bedroom has one window to the side, one centre light piece, one large radiator, laminate timber flooring.



| BEDROOM 3

3.65m x 4.32m (11'9" x 14'1")

This bedroom has one window to the side, one centre light piece, one wall-mounted radiator, vinyl flooring.



| BATHROOM

2.46m x 3.07m (8'0" x 10'0")

The spacious family bathroom features a four piece suite including a bath and a quadrant style shower, one window to the side, floor and wall tiling, one radiator, two wall-mounted light pieces and a heated towel rail.



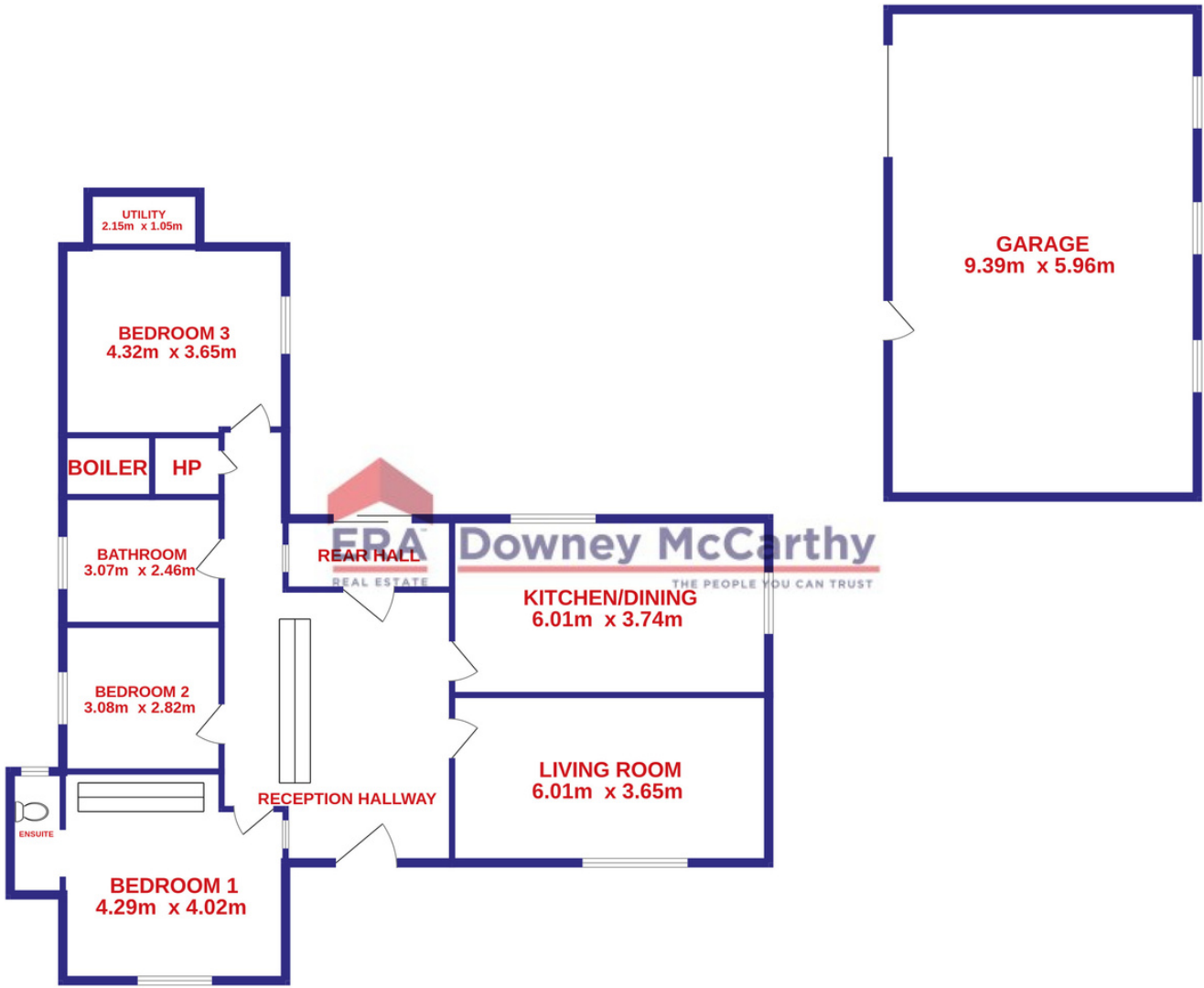
| GARAGE

9.39m x 5.96m (30'8" x 19'5")

A very large detached garage has one window to the front and two windows to the side. There is a full sized garage door and a personnel door. There is a w.c and wash hand basin along with a service pit within the floor.

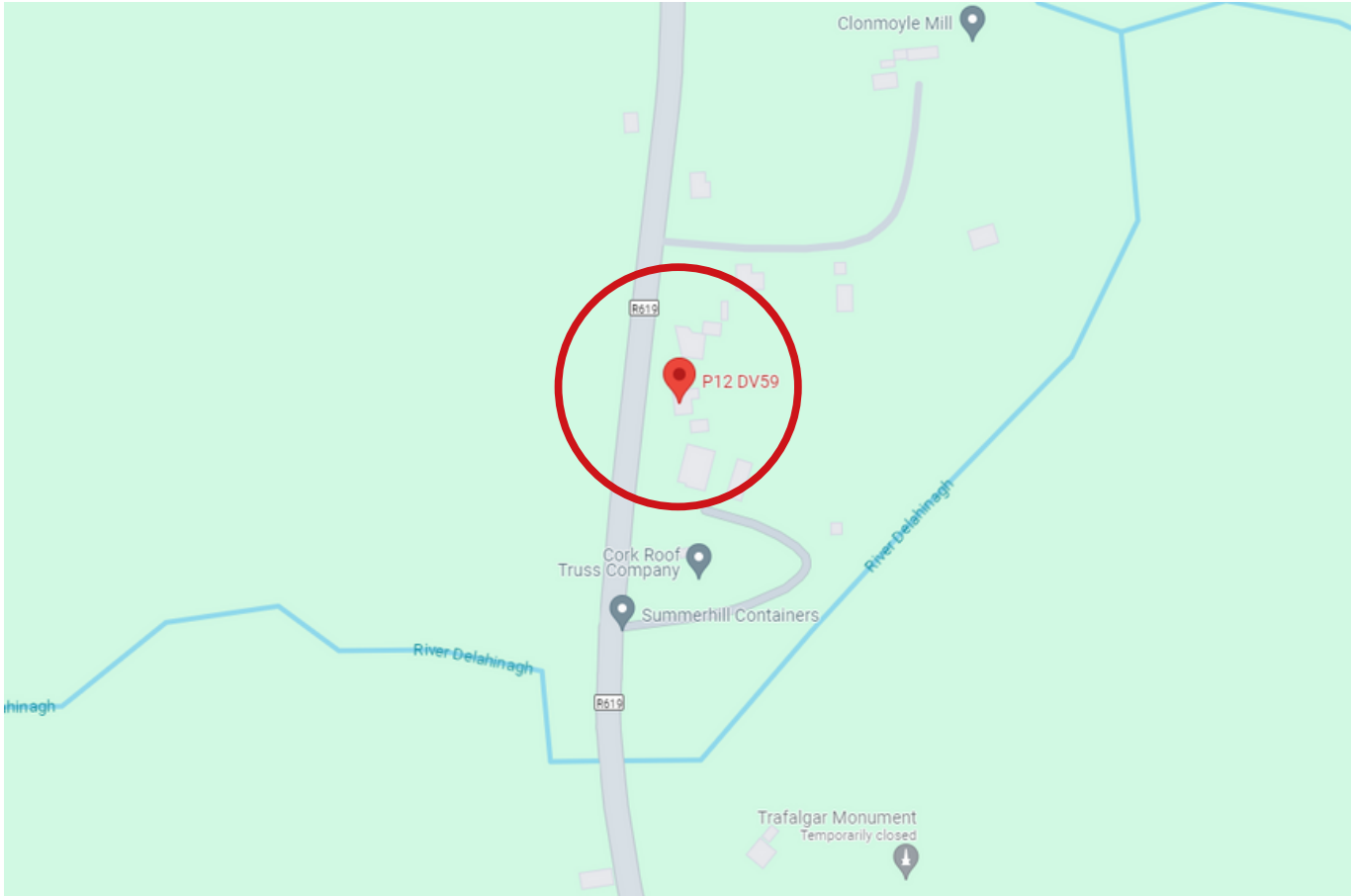


| FLOOR PLAN



| DIRECTIONS

Please see Eircode P12 DV59 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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