

For Sale by Private Treaty

myhome.ie

4 Hawthorn Road

Fota Rock ◦ Carrigtwohill ◦ Co. Cork



Michael Dorgan Auctioneers & Valuers are delighted to present this excellent family home to the market. Situated within a 10minute walk of shops & schools, just a short drive from the Jack Lynch tunnel this property is strategically located. Generously appointed with 3 bedrooms, several reception rooms, ceramic floor tiles & timber floors, two off street car spaces, GFCH & a low maintenance garden. A C.165sqft extension offering the possibility of an office or fourth bedroom is the icing on the cake for this one-off property.

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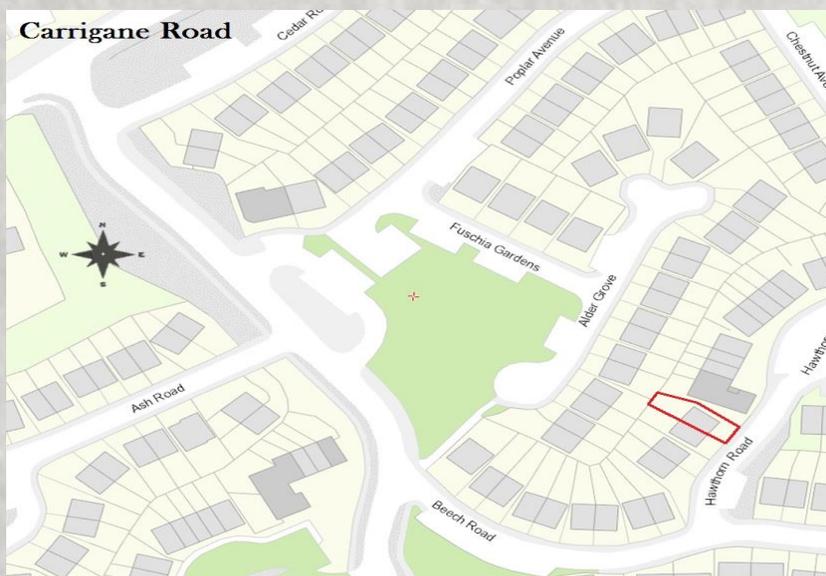
www.daft.ie
www.myhome.ie



Location



Located just off the Carrigane road, less than 10minute walk from the amenities of Carrigtwohill. Junction 4 of the N25 is just 950metres away with the Jack Lynch tunnel a 15minutes drive. Despite such convenience the property benefits greatly from the nearby scenic countryside. The Caves, Barryscourt Castle & Fota are all nearby. Carrigtwohill continues to progress with the continued cultivation of industry & infrastructure.



Location Map



Description...

This Excellent family home is presented to the market in excellent condition, a number of upgrades have been completed over the years & the property can offer the diligent buyer significantly more than similar properties in the area.

- Large living accommodation with excellent potential.
- PVC Double glazed windows.
- Gas Fired central heating.
- Mains Sewerage.
- Mains water.
- Alarm.
- Garden shed.
- Generous site.
- Low maintenance garden.
- Two off street parking spaces.
- Ceramic tile & timber floors.
- Fibre broadband.
- Side access.
- Extension.
- 950Metres from junction 4 of the N25.
- 15minutes from the Jack Lynch tunnel
- Excellent condition.



Accommodation:



Entrance hallway.

4.75 x 1.91

(15' 7" x 6' 3")

- Laminate timber floor.
- Under stairs storage.
- Venetian blinds.
- Power & Telephone points
(Fibre broadband).
- Wired smoke detector.
- Alarm.
- Radiator.

Living room.

5.33 x 3.51

(17' 6" x 11' 6")

- Laminate timber floor.
- Venetian blinds (bay window).
- Power & Television points.
- Cast iron open fireplace with tile heart.
- Quality architraves.
- South west facing.
- Radiator.





Kitchen & Dining:

4.75 x 3.58

(15' 7" x 11' 9")

- Ceramic floor tiles.
- Neutral wall & Floor Kitchen units with dark work surfaces & Ceramic tile back splash.
- Stainless steel Hot & Cold sink.
- Plumbed for washing machine & Dishwasher.
- Integrated oven & Hob
- Extractor fan.
- Dual light fittings.
- Radiator.
- Gas boiler.





Office/Reception room :

4.65 x 3.43

(15' 3'' x 11' 3'')

- Laminate timber floor.
- Patio door onto garden.
- Vaulted ceiling.
- Power points.
- Radiator.
- Power points
- Blinds.

Bathroom.

2.79 x 2.21

(9` 2`` x 7` 1``)

- Vinyl floor.
- Venetian blinds.
- Shaving socket.
- Bath
- WHB
- Toilet





Bedroom 1:

(Main bedroom)

4.37 x 3.53

(14' 4" x 11' 7")

- Solid timber floor.
- Venetian blinds (Bay Window).
- Power & Television points.
- Built in wardrobe.
- Radiator.

Ensuite:

2.91 x 0.89

(9' 6" x 2' 11")

- Vinyl floor.
- Shaving socket.
- Radiator.
- Shower.
- WHB.
- Toilet.



Bedroom 2:

3.53 x 3.51

(11' 7" x 11' 6")

- Solid timber floor.
- Power Points.
- Radiator.

Bedroom 3:

2.62 x 2.46

(8' 7" x 8' 1")

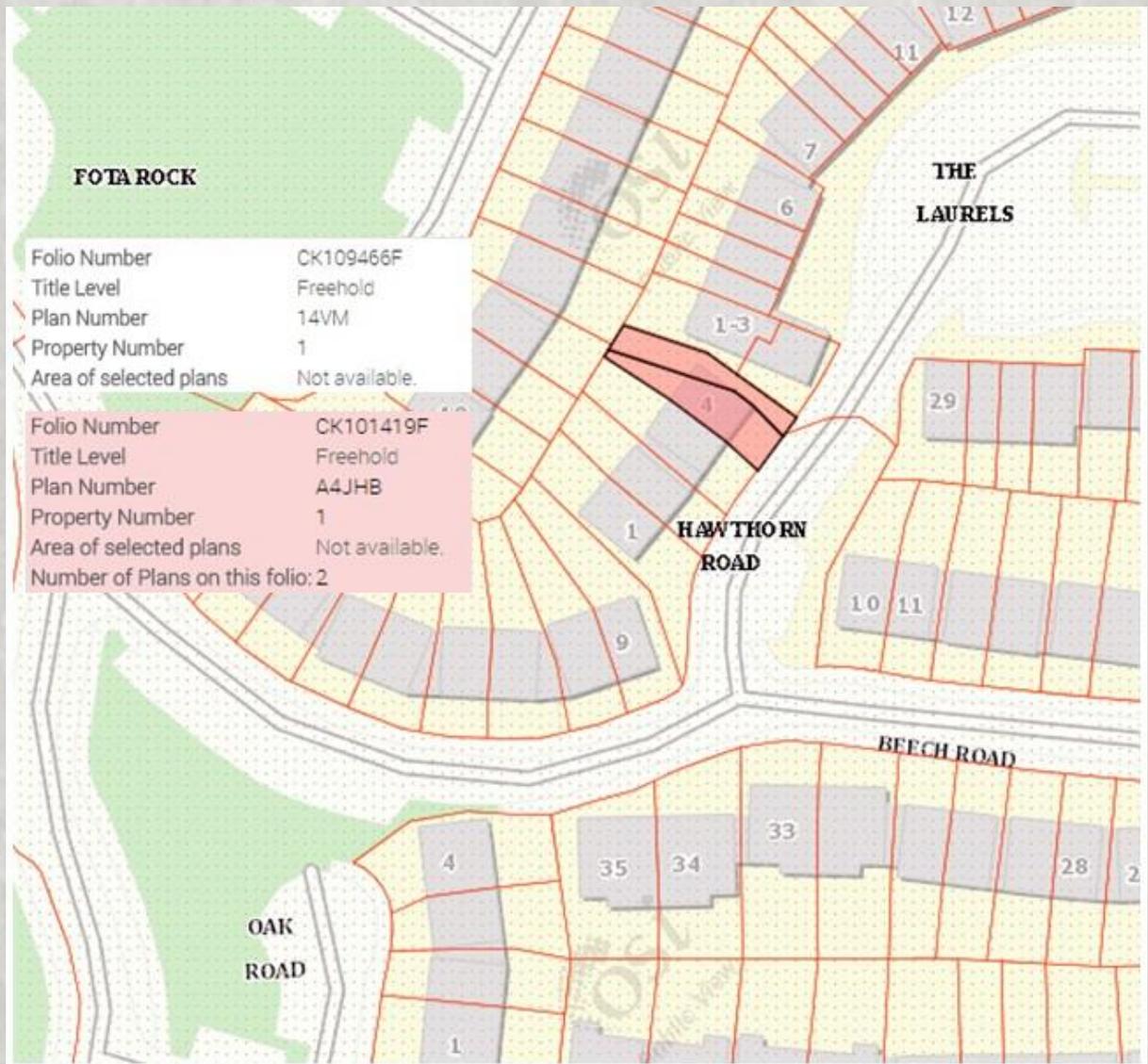
- Solid timber floor.
- Power points.
- Radiator.



Attic.

- Wired lighting.
- Partially Floored.
- Stira type attic stairs.

Documents:



Directions:

From Costcutter on the main street, take the next left onto the Carrigane Road.



Take the next right into Fota rock.



Turn left into Beech Rd, (This is the 4th left turn after entering Fota rock.)



**Take the Next left into Hawthorn road,
Property is indicated by for sale sign.**



Terms:



Guide: €198,000

This Well located Property is being offered for Sale by private treaty. Terms are available and to be negotiated on application with sole agents:

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Viewing: Strictly by Appointment only.



Building Energy Rating

BER: Pending

BER No.

EPI: kWh/m²/yr

Full BER Certs & Advisory reports available on request.

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