

Elmdale Shournagh Road, Tower, Blarney, Cork



ERA Downey McCarthy Auctioneers are excited to launch to the market this superb 4 bedroom detached bungalow, positioned on a fabulous site of one third of an acre, ideally located midway between Blarney and Tower. This comfortable, bright and spacious family home was extensively modernised in recent years.



AMV: €395,000

PSRA Licence No. 002584

Accommodation

- Porch

A sliding PVC door provides access into the porch. Tile flooring and one double power point, Solid wood front door provides access into the main hallway.

- Main Hallway 4.7m x 10.5m

A large T shaped hallway with laminate timber flooring, four light fittings, one radiator, one telephone point, alarm control point and one double power point. An ornate glass panel allows natural light into the hallway and we have two large storage presses, also accessed off the hallway.

- Living Room 3.3m x 4.2m

The main living room has one large window overlooking the front of the property. Features include laminate flooring, a fireplace with a marble surround, one centre light fitting, one radiator and three double power points.



- Kitchen/Dining 4.3m x 5.8m

The kitchen has built-in units at floor level with an extensive worktop counter and two windows overlooking the front of the property. The kitchen also includes a stainless steel sink, integrated oven, hob and extractor fan. Features include laminate flooring, two large storage cupboards, spot lighting, two radiators, one centre light fitting and six double power points. Solid doors leads into the formal dining/playroom, the utility room and the study.



- Utility Room 2.5m x 4.1m

A very spacious utility room with fitted units at eye and floor level, an extensive worktop counter and one window overlooking the rear of the property. The room has plumbing for a washing machine, space for a drier, it houses the newly fitted gas boiler, a second stainless steel sink, three double power points and a PVC frosted door provides access out to the rear garden. A solid door leads into the home office/study.

- Home Office / Study 3.4m x 2.3m

This versatile room can act as a office/study or another bedroom if required. Features include carpet flooring, one radiator, one centre light fitting, one telephone point, three double power points and built-in shelving for storage.

- Bedroom 4/Playroom 3.4m x 2.3m

Accessed off the kitchen/dining, this room could act as a formal dining room or a very convenient playroom if needed. Laminate flooring, one radiator, one centre light fitting, one double power point and a large window overlooking the front of the property.

- Bedroom 1 3.2m x 3.4m

The main bedroom has one large window overlooking the front of the property. Features include laminate flooring, one centre light fitting, three double power points, one television point and one radiator. A solid door provides access into the en suite



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| • En Suite | 1.0m x 2.3m | The en suite has a three piece suite with a fully tiled shower cubicle. Features include one frosted window overlooking the rear of the property. tile flooring and a heated towel rail. |
| • Bedroom 2 | 2.5m x 5.1m | A double bedroom with one window overlooking the rear of the property. Features include laminate flooring, three double power points, one centre light fitting and a built-in wardrobe. |
| • Bedroom 3 | 2.5m x 3.7m | This bedroom has one window overlooking the rear of the property. Features include laminate wood flooring, one centre light fitting, built in wardrobe and one double power point. |
| • Main Bathroom | 2.5m x 2.5m | The main bathroom has a three piece suite with a Mira Elite electric shower fitted over the bath. Features include tile flooring, one window overlooking the rear of the property, one radiator, one centre light fitting and tiled walls around the bath. |

Features

- 120 Sq.M / 1292 Sq.Ft. Approx.
- Built in the 1980's
- BER E1 - Oct 2011
- House was extensively modernised in recent years
- Newly fitted Gas Boiler since the BER was done
- Natural Gas Central Heating
- Very well presented and decorated
- Large site one third of an acre approx.
- Bed 4 is currently a formal dining room
- Super home office
- Detached Shed at the rear
- Superb mature gardens
- Ideal location midway between Blarney and Tower
- On the 215 Bus Route to Cork City and Mahonpoint
- Close to schools and shops alike

Directions

Please see Eircode T23 D923 for directions.

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|  | <p>Michael Downey 60 South Mall, Cork 087 7777117 michael@eracork.ie</p> |
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