

Courtbrack, Blarney, Cork **BER C3**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market, this meticulously maintained, 3 bedroom detached bungalow perched on a superb, elevated site of Approx 0.5 acres offering panoramic views over Courtbrack village and the picturesque surrounding countryside.



AMV: €325,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.32m x 5.5m

An open porch area with tile flooring allows access to a PVC door with glass centre and side panelling. The reception hallway has fantastic décor and features high quality walnut laminate timber flooring. The area has one centre light fitting, one alarm control point, one radiator, two power points, one telephone point, one smoke alarm, attractive coving and a Stira staircase allows access to the attic.

- Living Room 4.2m x 3.3m

This superb main living room offers magnificent countryside views through a window featuring curtain, curtain rail and blind to the front of the property. The room is fitted with luxury carpet flooring, a solid fuel stove, one centre light fitting, one smoke alarm, one radiator, one telephone point, two television points and six power points.



- Kitchen/Dining Area 2.9m x 5.6m

A magnificent open plan kitchen/dining area features units at an eye and floor level in a U-shape with extensive worktop counter space and a tile splash back. The room has tile flooring throughout, one window to the side of the property with a roller blind and double doors with Venetian blinds allows access out to the rear yard. Other features include two centre light fittings, one smoke alarm, recess spot lighting within the pelmet of the units, an integrated double oven, hob and extractor fan. There is plumbing for a dishwasher, a stainless steel bowl and a half sink. The room has one radiator, eighteen power points and a feature vaulted ceiling within the kitchen with exposed beams.



- Bedroom 1

3.1m x 4.2m

A large double bedroom has impressive built-in units from floor to ceiling. The room has one window overlooking the rear of the property including a curtain rail and curtains. Features include new carpet flooring, attractive décor, one radiator, six power points, two television points and one telephone point.



- Bedroom 2

3.8m x 3.6m

A spacious double bedroom has one window to the front of the property including a curtain rail and curtains. The room has carpet flooring and an impressive array of modern Sliderobe fitted units. Features include one centre light fitting, six power

points, two television points, one telephone point and one radiator.

- Bedroom 3 3.0m x 2.6m

A large single room has one window to the front of the property which includes a curtain rail and curtains. Features include carpet flooring, attractive décor, one radiator, one centre light fitting, four power points, one telephone point and two television points.

- Main Bathroom 2.9m x 1.7m

The bathroom features a two piece suite with a double corner electric shower. The room has modern tiling on the floor and surrounding the shower area and an impressive modern built-in storage under the sink. There is a wall mounted mirror with vanity area, recess spot lighting, one window to the rear of the property, one radiator, a heated towel rail and a hot press area which is shelved for storage.

Features

- Approx. 88.26 Sq. M /950 Sq. Ft
- Approx. 0.5 Acre site
- BER C3
- Year Built 1970
- Oil Fired Central Heating
- Recently installed Bio-cycle unit
- Well water
- Alarm
- Extensive off-road parking
- Meticulously maintained outdoor areas and lawns
- Vast Potential to extend the property subject to planning permission
- Much sought-after residential location within a 10 minute drive of Blarney
- Ideal Starter/ family/Down sizing home
- Large block built shed with fitted lighting and four power points
- Attic - partially floored, fully insulated, Stira access
- PVC double-glazing throughout

Directions

Please see Eircode T23NX98 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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