

## 26 Bracken Wood, Blarney, Cork



This is a superb four bed detached property located in the countryside setting of Blarney. The accommodation consists of a bright entrance hallway, large living room, open plan kitchen/dining room, utility area, lounge/family/playroom and a guest w.c. on the ground floor while the upper floor boast four spacious rooms, a main family bathroom and one en-suite.



€350,000

PSRA Licence No. 002584

## Accommodation

- Hallway 4.87ft x 2.44ft
- Guest W.C
- Lounge 4.27m x 3.66m

The hallway has a most attractive tiled floor, two light fittings, radiator, attractive neutral décor and solid doors lead to all rooms.

The ground floor bathroom contains one wash hand basin, one W.C, radiator, globe light fitting and window looking out over the side of the property with a fitted blind.

Double Glass panel doors lead into the lounge. This room has a feature bay window with fitted blinds and a fireplace with an electric fire insert. The lounge has a solid wooden floor, centre light fitting and one radiator.



- Kitchen/Dining 3.66m x 4.88m

The kitchen has fully fitted units at both eye and floor level with an integrated fridge freezer, integrated double oven and hob and extractor fan. The area also has a double drainer sink, an integrated dishwasher, extensive worktop counter space with tile splash back surround, side picture window and a very attractive tiled floor throughout. The area has plenty of space for a dining table and also has two light fittings and french doors lead out to the rear patio area. Double glass doors lead out to the family room at the rear.



- Utility Room 2.13m x 1.22m The utility room is plumbed for a washing machine and a drier, the gas Baxi boiler is housed here and a glass panel PVC door leads out to the side and the rear of the property.

- Family Room 3.66m x 3.05m The family room contains sliding patio doors that lead out to the South Facing back garden. The area has a solid wooden floor, ample power points and a radiator.



- Stairs & Landing The stairs and landing are fully carpeted and a picture window with fitted blind, looks out over the side of the property. The landing has two light fittings, hot press and access to the attic. The hot press has a dual immersion, pre-sealed tank, is shelved for storage and has a thermostat control for the heating.

- Bedroom 1 3.96m x 3.35m The master bedroom is en suite and comes with attractive neutral décor and one large window with a fitted blind overlooking the front. The room has one radiator, centre light fitting and carpet flooring.



- En Suite The en suite is a two piece suite with a fitted Mira Elite electric shower. The area has fully tiled walls and floors, folding/sliding shower door, wash hand basin, W.C, globe light fitting, one radiator and a picture window to the side of the property.

- Bedroom 2 3.05m x 3.35m A double bedroom with one window with blinds over looking the rear garden. The area has one



radiator, centre light fitting, ample power points and carpet flooring.



- Bedroom 3                      2.43m x 3.05m                      Another double bedroom with a window with blinds overlooking the back, the room has one radiator, one centre light fitting and carpet flooring.
- Bedroom 4                      2.74m x 2.74m                      A single bedroom with one window with blinds overlooking the front, the room has one radiator, one centre light fitting and carpet flooring.
- Main Bathroom                      1.83m x 1.52m                      This bathroom has a three piece suite with a fitted bath, power shower off the mains, fully tiled walls and floors, wash hand basin, one W.C, one light fitting and one window overlooking the side of the property.

## Features

- 1340 sq. ft. approx.
- Built in 2003 by Cumnor Construction
- Turn key condition throughout
- Top class joinery finish
- Modern fitted kitchen
- South facing at the rear
- Attractive patio area to the rear
- Natural Gas Fired Central heating

## Directions

From Cork City take the new Mallow Road and the exit for Blarney. Upon entering the village pass the Blarney Filling Station (BFS) on the left hand side. Take the second right after the BFS, on to the Waterloo Road. Proceed out the Waterloo road for 500 metres approx. passing Waterloo Joinery, until you reach a sign on your left hand side for Monacnappa take this left turn up the hill followed by a right. The entrance to Bracken Woods is signified by the new stone walls on the left. Proceed up the hill and No. 26 is located on the right hand side with ERA sign displayed.

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