

## Killowen, Nohoval, Belgooly, Co. Cork



**FOR SALE BY PRIVATE TREATY**

An absolutely charming detached cottage style residence, with the original dating from 1840, which has been extended and modernised by its current owners.

Standing on a beautifully mature south facing site extending to 0.5 acres approx. and located just 20 mins from Cork Airport and 8 miles from Carrigaline. Kinsale town is just 8 miles / 15 mins away to the West.

Located between the villages of Nohoval and Roberts Cove this very well presented cottage has bright spacious accommodation with many original and attractive features. While standing in a delightful rural location it is within easy access of all necessary services.

### **DETACHED COTTAGE**

**3 RECEPTION ROOMS,  
2/3 BED, 2 BATH**

**147.94 sq.m.(1,592 sq.ft.)**

**On 0.5 Acres Approx.**



**Agent: Malcolm Tyrrell  
Phone: 087 255 4116**

**Viewings Strictly By Appointment With Sole Agency**

## ACCOMMODATION

**Wessex Conservatory** 8.23m x 2.06m (21.3 sq.m.)  
Quarry tiled floor, South facing and forming a connecting hallway between the two sections of the house

**Kitchen** 4.77m x 2.99m  
Noblessa fully fitted eye & ground level units, granite worktop, stainless steel sink unit with mixer tap, ceramic hob (Neff), Electric oven (Bosch), dishwasher, integrated fridge, pull out larder cabinet, south facing velux windows

**Shower Room** 3.40m x 02m  
Wash hand basin, wc, shower unit with electric shower, hot press with dual immersion, timber flooring & part tiled walls

**Living Room** 4.74m x 4.44m  
South facing velux windows

**Bedroom** 4.72m x 4.64m  
Double fitted wardrobes, south facing velux windows

The entire ground floor of the cottage is finished in high quality hardwood parquet flooring which was sourced by the owners from a large early Victorian residence. Each room has a vaulted ceiling & extra light provided by South facing velux windows.



## SECOND SECTION

**Bathroom** 1.84m x 1.68m  
Bath, wash hand basin & wc, fully tiled floor & walls

**Utility Area**  
Plumbed for automatic machines, oil central heating unit, built in storage cabinets.

Access via pull down ladder to attic area with storage

**Middle Room** 4.30m x 4.26m  
Vaulted ceiling, hardwood flooring, fireplace with cast iron insert, pitch pine surround & solid fuel stove (Franco Belge).

Ceiling height in this section is 3.8m

**Original Kitchen** 4.82m x 4.30m  
Original stone fireplace with Eesse solid fuel stove, exposed beams, hardwood flooring, fitted kitchen units with integrated appliances, ceramic hob, sink unit, fridge & dishwasher, door to garden

Stairs up to bedroom 2 with storage under

**Bedroom 2** 4.76m x 4.29m  
Original exposed wood ceiling, natural wood flooring



## OUTSIDE

- ⇒ Mature gardens, South facing
- ⇒ Raised water feature
- ⇒ Garden shed
- ⇒ Deep bored well
- ⇒ Septic tank
- ⇒ Parking area to front of house

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