

By Private Treaty**Coolflugh, Tower, Co. Cork. T23 PR50.****BER D1**

Irish & European Auctioneers are delighted to present this well maintained 4 bedroom detached family home (c.137 Sq. M/ 1,474 Sq. Ft). The property offers generous living accommodation throughout and enjoys the benefit of good sized landscaped gardens.

The property is situated in a cul de sac setting within walking distance to local schools, shops and churches and is conveniently located to Ballincollig, Blarney and 15 mins from Cork City. The property offers an excellent opportunity to acquire a quality family home within easy access to all amenities

Viewing of this excellent family home comes highly recommended and is strictly by prior appointment only with the sole selling agent.

**PRICE: €375,000**

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Coolflugh, Tower, Cork

Accommodation

Porch	3.15m x 2.42m	Linoleum, Flooring, Fitted blinds. Timber Panelled ceiling.
Hallway		Cloak/Closet: Understairs Storage with lights. Carpet Flooring, Corniced ceilings.
Lounge	3.94m x 4.87m	Carpet Flooring, Marble Fireplace with teak surround, Fitted curtains. Corniced ceilings.
Kitchen	4.26m x 4.83m	Linoleum Flooring, fitted kitchen units at workplace eye level with tiled splashback Gas Cooker. Marble Fireplace with timber surround and gas unit. Fridge, Fitted blinds, Extractor fan.
Bedroom 4	3.06m x 3.66m	Carpet Flooring, Fitted Curtains.
Utility	2.35m x 1.76m	Linoleum Flooring, Fitted worktop unit. Rear Door Access. Gas Boiler.
Study Room	3.48m x 3.12m	Carpet Flooring, Fitted curtains.
Bath Room	1.8m x 2.51m	Downstairs, Fully Tiled Suite, wc, wash hand basin, Bath with fitted shelving, Shaving light over mirror, Fitted Shower Door, Fitted Blind.
Stairs/ Landing		Carpet Flooring. Hot Press with fitted shelving, Access to Attic.
Bed 1	3.73m x 4.37m	Carpet Flooring, walk in closet, with access to attic. Fitted curtains.
Bed 2	2.77m x 3.17m	Carpet Flooring, Fitted Curtains.
Bed 3	3.06m x 2.67m	Carpet Flooring, Fitted Wardrobes, Fitted Curtains.
Shower Room	1.89m x 2.21m	Wc, Wash Hand Basin, Fitted Shower Unit, Velux Windows
Grounds		The property enjoys the benefit of a large tarmacadam driveway to front with good sized landscaped gardens to front and rear. The gardens have a wide variety of plants, trees and shrubbery with Apple and Pear Trees to the front garden. The drive-way also has cabling installed for lighting.



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Some Features

- Convenient location To Cloghroe National School, Church & Post Office
- Situated on a regular bus route to Cork City
- Good sized gardens to rear with ample room to extend further
- Tarmacadam Driveway to front.
- Broadband Available
- Gas Fired Central Heating- Bulk Tank
- UPVC double glazed windows
- PVC Fascia & Soffit
- Quiet cul de sac setting

Directions

From Cork city, take the Carrigrohane Road and at traffic lights turn right for Blarney. Pass the Anglers Rest Bar and take the road right for Cloghroe/ Blarney. At Cloghroe Church turn right and pass Cloghroe Stores. The property is situated on the top of the hill on the right hand side with the auctioneers sign displayed.

Negotiator:	Robert O'Keeffe, Robert@irishandeuropean.ie
Viewing:	Strictly by prior appointment only
Price:	" 375,000
Size:	137 Sq. M / 1,474 Sq. Ft.
BER:	BER: D1 BER No.109692152 Energy Performance Indicator:248.97 kWh/m ² /yr
Solicitor:	Emma Comyn, Comyn Kelleher Tobin Solicitors, 2 Georges Quay, Cork.