

## Garryvoe Manor, Garryvoe Upper, Ladysbridge, Cork



**FOR SALE BY PRIVATE TREATY**

From its elevated hillside position, this wonderful architecturally-designed 5-bedroom residence, (Built 2003) extending to 4,330 sq. ft has panoramic, unobstructed views of Ballycotton Bay, Ballycotton Island Lighthouse and the picturesque fishing village of Ballycotton in the distance.

The property is situated in a private location behind double-faced Manor Stone walls and Electronic Gates. Constructed on a C.75 acre site, this modern family home gives the feeling of space and light, due to the amount of glass used in the building. Its unique design captures the stunning vistas of the Atlantic Ocean, the rugged coastline and equally beautiful surrounding countryside.

### DETACHED BUNGALOW

**5 BED 5 BATH**

**402 sq.m (4,330 sq.ft.)**



#### JOINT AGENTS:

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**Viewings Strictly By Appointment With Sole Agency**

## ACCOMMODATION

**Entrance Hall** 3.85m x 3.86m  
Glazed tile floor, cornice ceiling, recessed lighting, double doors leading through into lounge room

**Guest Toilet** 3.4m x 2.37m  
Jacuzzi bath, his & hers sink unit, bidet, wc, built in cabinet, recessed lighting, fully tiled floor & walls

**Lounge Room** 7.95m x 5.95m  
Vaulted ceiling with wood finish, hardwood flooring, ornate white marble fireplace with cast iron insert, picture windows south facing with views of Ballycotton Bay, double doors leading out to paved patio area.

**Kitchen cum Dining Area** 8.8m x 6.0m  
Fully fitted with eye & ground level units, granite worktop, Belfast sink, central island unit, integrated appliances including dishwasher, gas stove, American style fridge, vaulted ceiling, tiled floor

**Pantry Area**  
Fully shelved

**Utility** 5.97m x 2.63m  
Fully fitted & equipped, sink units, presses & plumbed for automatic machines, tiled floors, toilet & wash hand basin off utility

**Games Room** 6.67m x 6.02m  
Hardwood flooring, cornice ceiling, double doors out to patio at front of house

**Bedroom 1** 7.02m x 3.44m

**Ensuite Shower Room**  
Shower, wash hand basin & wc, fully tiled floor & walls

**Walk in Wardrobe**  
Shelved

**Master Bedroom** 5.79m x 3.95m

**Ensuite** 3.18m x 2.87m  
Double bowl sink unit, wc, double sized Jacuzzi bath, separate shower unit, fully tiled floor & walls, recessed lighting

**Walk In Wardrobe**

**Bedroom 3** 6.33m x 3.86m  
Incorporates walk in wardrobe

**Shared Ensuite with Bedroom 4** 4.5m x 1.2m  
Shower unit, wash hand basin, wc, fully tiled floor & walls

**Bedroom 4** 6.23m x 3.95m  
Incorporates a walk in wardrobe

**Bedroom 5** 7.53m x 3.94m  
(Overall measurement)

**Dressing Room**  
**Shower Room**  
Shower, wash hand basin & wc, fully tiled floor & walls

**Heating:** Oil fired radiators - Zoned

**Services:** Mains water & septic tank



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