

Cohalan Downing

021 427 77 17
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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.)

BER C2

JOINT AGENTS:
Malcolm Tyrrell (Cohalan Downing)
Phone: 087 255 4116

Helen Kearney (CCM Property)
Phone: 087 287 7044

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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