

For Sale by Private Treaty**Dunmore House Hilton Model Farm Road Carrigrohane CORK T12 AX6K**

Notably one of the best addresses on the Model Farm Road, this striking home is a contemporary oasis in a mature and established development.

Situated on approximately 0.25 acres, this house is all about the light, and much thought went into ensuring it was perfectly positioned to optimise the sunlight all year round. Expansive clear glass glazing infuses the home with bright, airy energy yet it retains a calm and restful atmosphere.

Extending to 2350sq ft, all the rooms are well proportioned and face south or west affording maximum privacy and pretty garden views.

The landscaped gardens are immaculate with a substantial patio area as well as a generous balcony. The separate garage offers plenty of storage and the driveway has ample parking. The shrewd homebuyer has a comprehensive wish list embracing a wide variety of essentials such as location, detached, room proportions, overall size, quality finish, separate garage; this innovative home easily ticks all those boxes.

Viewings Strictly By Appointment**Detached****4 BED—4 BATH****218sqm (2,350sqft)**

Agent: Jackie Cohalan
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Accommodation

Ground Floor

Entrance Hallway (5.7m x 5.3)

A very impressive double height space with a full glazed wall that faces south and surrounds the hallway with light. Tiled floor covering.

Kitchen/Living/ Dining Room (11.6m x 5.4)

Extensive open plan room with natural subdivisions that ensure the space is still elegant and intimate. The kitchen has an abundance of eye and floor level units, integrated oven, fridge freezer, dishwasher, an island with gas hob, and marble counter-top throughout. The living portion of the room has 17ft ceilings, picturesque wall mounted gas fire and magnificent glazing facing south and west that bathes the room in wonderful afternoon and evening light. The entire area has tiled marble floor covering.

Guest W.C. (1.9m x 1.3m)

Fully tiled, with sink and W.C.

TV room / Bedroom 4 (5.5m x 4.6m)

Solid wood floor covering, patio doors to garden.

Ensuite (3.7m x 1.7m)

Fully tiled with power shower, W.C. & whb.

Utility Room (3.7m x 1.7m)

Marble flooring and storage units.

Laundry room (2.2m x 1.5m)

Plumbed for washing machine and dryer.

First Floor

Main bedroom (5.9m x 3.7m)

With solid wood floor covering, built in slide robes, French doors to private balcony area.

En-suite (2.8m x 1.6m)

Fully tiled with shower, heated towel rail, W.C., & whb, marble floor tiles.

Main Bathroom (3m x 1.7m)

Fully tiled with shower, heated towel rail, W.C, whb, Jacuzzi bath, marble floor tiles.

Bedroom 2 (3.8m x 3.3m)

With solid wood floor covering.

Bedroom 3 (3.8m x 3.6m)

With solid wood floor covering.

En-suite (2.4m x 1.4m)

Fully tiled with shower, heated towel rail, W.C., & whb, marble floor tiles.

Features

- Detached garage with roller shutter door.
- Gas central heating.
- Mature & Landscaped Gardens.
- Generous Balcony.
- Ample Parking.

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