

# For Sale

Asking Price: €535,000

Sherry  
FitzGerald  
O'Donovan



Ballinaglough West,  
Carrignavar,  
Co Cork. T34XT88

BER B

[sherryfitz.ie](http://sherryfitz.ie)



Sherry FitzGerald O'Donovan offer for sale this turnkey 7 bedroom detached residence extending to an impressive 328 sq. m (3,522 sq. ft.) of living accommodation over two floors.

This B Energy rated property offers spacious living accommodation incorporating 2 spacious reception rooms, 4 double ground floor bedrooms (2 ensuite) and a further 3 double bedrooms at first floor level.

Externally the property is located on a large 1 acre mature site incorporating a patio area, block built garage and mature lawns. The property is ideally located in a scenic countryside location yet within 4km of the village of Glenville & Carrignavar and within a convenient 15 commute of Cork city.



### Special Features & Services

- B Energy Rating
- Qualifies for a Green Rate Mortgage
- 7 Bedrooms (2 Ensuite)
- Private water supply
- Detached garage
- Excellent location
- Detached Garage (416 sq. ft. with insulated floor)

**BER** BER B BER No. 108418559



## Accommodation

<b>Entrance Hall</b>	<b>8.2m x 1.7m (26'11" x 5'7")</b> Laminate and tiled flooring. Radiator. Recessed lighting.
<b>Kitchen Area</b>	<b>5.5m x 4.5m (18'1" x 14'9")</b> Floor and splash back tiling Wall and floor kitchen units. Recessed lighting. Radiator.
<b>Utility Room</b>	<b>2m x 2.9m (6'7" x 9'6")</b> Tiled flooring. Radiator. Plumbed for washing machine and dryer. Door leading to rear garden.
<b>Guest Wc</b>	<b>2m x 0.95m (6'7" x 3'1")</b> Tiled flooring. Wc., whb. Radiator.
<b>Sitting Room</b>	<b>6.4m x 4.4m (21' x 14'5")</b> Timber flooring. Brick fireplace with solid fuel stove with back boiler. Recessed lighting. Radiator. Double patio doors leading to rear patio and garden.
<b>Living Room</b>	<b>4.8m x 4.7m (15'9" x 15'5")</b> Laminate flooring. Solid fuel fireplace. Radiator.
<b>Bedroom 1</b>	<b>4.4m x 3.8m (14'5" x 12'6")</b> Carpet flooring. Recessed lighting. Radiator. Double patio doors leading to rear garden.
<b>Ensuite</b>	<b>1.9m x 1.6m (6'3" x 5'3")</b> PVC wall panels. Tiled flooring. Wc., whb., and power shower. Radiator.
<b>Walk in wardrobe</b>	<b>1.8m x 1.5m (5'11" x 4'11")</b> Carpet flooring. Shelved. Radiator.
<b>Bedroom 2</b>	<b>3.8m x 3.7m (12'6" x 12'2")</b> Carpet flooring. Radiator.
<b>Ensuite</b>	<b>2.3m x 1.1m (7'7" x 3'7")</b> Tiled flooring. Pvc wall panels. Wc., whb., power shower. Radiator.
<b>Bedroom 3</b>	<b>3.6m x 3m (11'10" x 9'10")</b> Carpet flooring. Radiator.
<b>Bedroom 4</b>	<b>3.7m x 3.6m (12'2" x 11'10")</b> Carpet flooring. Radiator.
<b>Bathroom</b>	<b>3.7m x 2.3m (12'2" x 7'7")</b> Tiled floor to ceiling. Wc., whb., jacuzzi bath and electric shower. Radiator.
<b>Bedroom 5</b>	<b>5.4m x 4.8m (17'9" x 15'9")</b> Carpet flooring. Radiator.
<b>Bedroom 6</b>	<b>4m x 5.4m (13'1" x 17'9")</b> Carpet flooring. Radiator.
<b>Bedroom 7</b>	<b>6.4m x 5.4m (21' x 17'9")</b> Carpet flooring. Radiator. Recessed lighting.











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**SOLICITOR**

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