

For Sale by Private Treaty

Ballinaparson, Upper Glanmire, Co Cork T45FF80



This splendid detached home offers the pinnacle of easy living for any family. With an abundance of low maintenance finishes to the exterior and stunning large open plan living rooms in excellent condition, there is plenty of space to live and enjoy your home. It is situated on approx. 0.38 acre landscaped site and is in excellent decorative order throughout.

Reconfigured and extended to a high standard in 2010 the property was architecturally designed by David Mulcahy of Concept architects it offers five bedrooms and a large study, two reception rooms a kitchen and utility room.

The location of the property is convenient to Cork city (10km), Located close to Glanmire Village and is within easy access of the M8 and Link road network. A school bus is available to the gate for the national school in Upper Glanmire.

DETACHED HOUSE

5 BED - 3 BATH

227 sqm / 2,444sqft



Agent: Suzanne Tyrrell
Phone: 086 607 9200

Viewings Strictly By Appointment



Large Study 5.1m x 2.6m

Double bedroom presently in use as a home office. Store cupboard shelved for storage.

First Floor

Bedroom 3 3.84 x 3.3m

Polished wood floor. Access to storage area available under the eaves.

Shower room

With polished wood floor, Electric Shower, wc, wash hand basin

Bedroom 4 3.1m x 2.7m

Single bedroom with polished wood floor.

Bedroom 5 4.01m x 3.06m

Double bedroom with polished wood floor.

- **Garage: 6.2m x 3.5m**
- with up and over door and pedestrian door from rear garden. Mezzanine level for storage. Concrete floor.
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- **Features.**
- Oil Fired Central Heating
- Woodgrain PVC windows with treble glazing to the rear.
- Burglar alarm fitted
- Well water and Septic tank within boundary
- Overall site approx. 0.3 acre
- Cobble lock driveway and rear patio with outdoor lighting
- Attractive stone entrance walls and pillars.
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- **SOLICITOR**
- Ms Nancy O'Driscoll
- Nancy O'Driscoll, Solicitors, South Bank,
- 11 Crosse's Green, Cork
- Tel: (021) 432 3366
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