

**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****BER C1****Agent: Suzanne Tyrrell  
Phone: 086 607 9200****Viewings Strictly By Appointment**



### Accommodation

#### Entrance Hall

with Junkers wood flooring. Storage under the stairs.

#### Lounge Room 3.9m x 4.9m

Laminate floor covering. Open fire with wood surround, marble insert and hearth.

#### Living Room 6.5 x 6.6m

Junkers wood flooring. Recessed lighting. Marble fireplace with stove fitted. Double door through to kitchen. Large floor to ceiling windows and door overlooking the rear garden and patio.

#### Kitchen / Dining Room 4.7 x 5.9

Tiled floor with under floor heating. Recessed lighting. Large floor to ceiling windows around the dining area with door to rear garden. Extensive German Schuller fitted kitchen with Hi-macs Tambura worktop, prep island, electric cooking, integrated Neff fridge freezer and dishwasher. A roof light over the kitchen brings lovely natural light into the space.

- **Utility Room 2.8m x 1.7m**
- Accessed from the kitchen with door to rear.
- With tiled floor and splash back, a sink, eye and
- floor level storage units, plumbed for washing
- machine and dryer.
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- **Linen cupboard**
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- **Main Bathroom 2.6m x 2.9m**
- Tiled floor to ceiling, Bath, wc and wash hand
- basin
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- **Bedroom 1 3.5m x 3.9m**
- With polished wood flooring and fitted ward-
- robes.
- **En-suite with** tiled floor to ceiling with power
- shower, wc and wash hand basin.
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- **Bedroom 2 3.2m x 2.5m**
- Generous single bedroom with polished wood
- flooring and fitted wardrobes.
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**Viewing Strictly By Appointment Only**





**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.

• **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.

• **SOLICITOR**

- Ms Nancy O'Driscoll
- Nancy O'Driscoll, Solicitors, South Bank,
- 11 Crosse's Green, Cork
- Tel: (021) 432 3366





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