



# Adare

Rochestown Road, Co. Cork

## Adare, Rochestown Road, Co. Cork

Adare is a magnificent five-bedroom detached residence occupying a generous and private 0.3-acre site on the highly sought-after Rochestown Road. Extending to approximately 359 sq.m. (3,864 sq.ft.), this impressive family home offers exceptional living space, privacy, and convenience in one of Cork's most desirable residential locations.

Set behind electronic gates with direct access from Rochestown Road, the property enjoys a private front garden and a substantial driveway providing ample off-street parking for multiple vehicles. The mature setting creates an immediate sense of privacy and exclusivity, while the beautifully maintained grounds enhance the overall appeal of this outstanding home.

The accommodation is both spacious and versatile, designed to meet the needs of modern family living. There are five generously proportioned bedrooms, including two with ensuite bathrooms, providing excellent comfort and privacy for family members and guests alike. A well-appointed main family bathroom and a convenient guest WCs on the ground floor further complement the accommodation.

To the rear, the property benefits from a private south-facing garden, a highly desirable feature that allows natural sunlight to be enjoyed throughout the day. Mature hedging surrounds the garden, creating a tranquil and secluded outdoor space ideal for families, entertaining, or simply relaxing. A private patio area provides the perfect setting for outdoor dining and summer gatherings.

The home is presented with comfort and energy efficiency in mind, featuring oil-fired central heating, concrete floors at first and second floor level, double-glazed windows, and attic insulation. These features combine to create a warm and comfortable living environment throughout the year.

Location is one of Adare's best features as it is situated just a ten-minute walk from Douglas Village, residents can enjoy an excellent selection of shops, restaurants, cafés, schools, and local amenities. The South Link Road network is less than a minute's drive away, providing immediate access to Cork City Centre, Cork Airport, and major routes throughout the region.

### Features

- Oil Fired central heating
- Piped for Gas
- South facing rear garden
- Electronic gate
- Great parking
- Fibre broadband
- Gas Aga cooker
- Fully alarmed







## Accommodation

**Hallway:** Bright and spacious with tiled floor, dining area and sweeping staircase to upstairs.

**Lounge:** Solid parque flooring with modern stove fire, double door leading to sunroom.

**Sun Room:** Parque flooring with double door leading to the garden, bright and fantastic for reading and relaxing.

**Living Room:** Carpet flooring with solid fuel stove, window overlooking garden to the rear.

**Dining Room:** Wood flooring, open plan to kitchen and double glass doors to living room.

**Kitchen:** Floor and eye level units with granite worktop, central island unit, Gas fired Aga and high quality kitchen overlooking front garden. Tiled floor

**Utility:** is tiled with good storage and garage leading off it with dryer. Great storage

**Landing:** Office space, carpet flooring and storage.

**Bedroom:** Double bedroom to the rear with carpet flooring overlooking the garden

**Bathroom:** 3 piece suite with tiled floor.

**Bedroom:** Double bedroom to the rear with carpet flooring and built in wardrobe.

**Bedroom:** Large single bedroom with carpet flooring and built in wardrobe.

**Games Room:** Wood flooring with book storage, large open space.

**Bedroom:** Double bedroom with carpet flooring and ensuite.

**Ensuite:** Tiled floor with two piece suite

**Master Bedroom:** Large double room with dual aspect window, large walk in wardrobe with great storage.

**Ensuite:** Tiled floor with 3 piece suite, double sink unit.

## BER Information

BER: B3.

BER No: 118192822.

## Eircode

T12 XR2E





FLOOR PLANS Not to scale - for identification purpose only.

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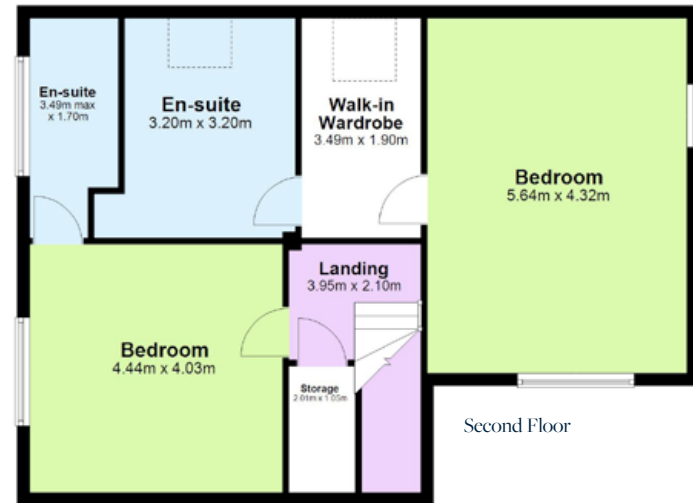
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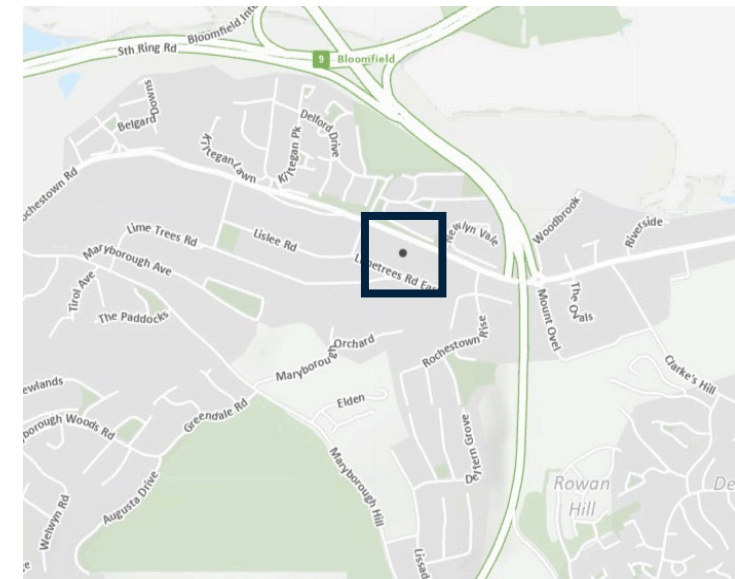
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Ground Floor



Second Floor

First Floor



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