

‘Aisling’ Kilmona , Grenagh, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this super 4 bedroom detached bungalow situated on a truly stunning site and set in a tranquil countryside location. The site is quite sizable at 1.25 acres approx. and it offers the potential to build a new home in the side garden, subject to planning permission.



AMV €250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.5m x 6.2m
- Living Room 6.3m x 3.41m

A PVC front door with ornate glass inserts allows access into the reception hallway. The hallway has vinyl flooring, two light fittings, one telephone point in the lobby area, one double power point, a wall mounted light piece and a Stira allows access to the attic.

A very spacious living area that a dual aspect with one window overlooking the front of the property and two windows overlooking the side. Features include an open fireplace with tile surround, two light fittings, two radiators, a built-in display unit and a door at the back of the room allows access into the kitchen.



- Family Room 3.21m x 3.3m

This room is positioned at the front of the property and can be used as a family room, home office or another bedroom if needed. This room has an open fireplace with tile surround, a single light fitting, one window overlooking the front, one radiator and carpet flooring.



- Kitchen 5.2m x 2.86m

The kitchen has two windows overlooking the side of the property which provides the room with extensive natural daylight. Features include built-in units at eye and floor level, tile splash back, stainless steel sink, two double power points, vinyl

flooring, one light fitting and one radiator. A door allows access into the utility area.



- Utility Room 2.7m x 1.6m

The utility area has vinyl flooring, one light fitting, double power point and a radiator. A double glazed PVC door allows access out to the rear garden and another PVC door provides access to the courtyard located in the centre of the property. A solid door leads into bedroom 3.

- Bedroom 1 4.3m x 3.44m

A very spacious bedroom with one window overlooking the front of the property. The room has one light fitting, a fireplace with tile surround, built-in wardrobe, one double power point, wall mounted light piece and vinyl flooring.



- Bedroom 2 2.7m x 3.2m

A double bedroom with carpet flooring and one window overlooking the rear of the property. Features include one centre light fitting, one radiator and one double power point.

- Bedroom 3 2.8m x 4.5m

Another spacious double bedroom that has one large window overlooking the rear of the property. The room has built-in wardrobe units, one light fitting, one radiator, one double power point and a door to the side of the room allows access to the utility area.


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| • Bedroom 4 | 2.7m x 2.3m | A single room with one window overlooking the courtyard area with one light fitting, carpet flooring and one double power point. |
| • Bathroom | 2.7m x 2.23m | The main bathroom is fully tiled from floor to ceiling. Features include one W.C, a wash hand basin with tile splash back, a Triton T90XR electric shower in a shower cubicle, built in storage cupboard and a frosted window overlooks the courtyard area. Access to the hot press and another access hatch to the attic is gained from this room. |

Features

- 112 Sq.M / 1206 Sq.Ft Approx.
- 1.25 Acres
- BER G
- Built in 1957
- Extended in 1971
- Private courtyard area in the centre
- Superb development potential subject to planning permission
- Oil fired central heating
- Ample parking for five/six vehicles

Directions

Please see the Eircode T23RK40 for directions.

	<p>Michael Downey 60 South Mall, Cork 087 7777117 michael@eracork.ie</p>
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