

Loughbeg, Shanbally, Ringaskiddy, Cork



Angela Jordan of ERA Downey McCarthy Auctioneers is delighted to launch to the market this spacious three bedroom detached bungalow, located on a superb 1/3 acre site in Ringaskiddy. Ideally located close to local amenities including Lough Beg Beach, schools, restaurants, and bus routes, the property is just a short drive from Carrigaline, Cork Airport, and Cork city centre, with convenient access to the N28 road network.

Accommodation consists of porch, reception hallway, living room, kitchen/dining area, three bedrooms, family bathroom, and a converted attic.

AMV: €395,000

BER C2

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PSRA No. 002584

| FEATURES

- Detached bungalow on 1/3 acre site
- Approx. 127 Sq. M. / 1,367 Sq. Ft.
- Built in 1977
- BER C2
- Double glazed windows
- Plantation shutters included
- Oil fired central heating
- Three bedrooms
- Large rear garden
- Less than 5 minutes' drive to Lough Beg Beach
- Easy access to Carrigaline, Cork Airport, Cork city centre
- Close to the 223, 225 bus routes
- Externally insulated
- Recently upgraded heating system

| RECEPTION HALLWAY

3.25m x 1.79m (10'6" x 5'8")

A sliding glass door allows access to the porch area which has tile flooring, one centre light piece, and a solid timber door with glass panelling allows access to the main reception hallway. The hallway has high quality oak effect laminate flooring, attractive neutral décor, two light pieces, access to a hot press, control panel for the heating, one radiator, power points, space for a dryer, a smoke alarm, and a carbon monoxide alarm.



| LIVING ROOM

3.81m x 5.35m (12'5" x 17'5")

This superb and spacious living room is dual aspect with one window to the front of the property and one window to the side, both including shutters. The area has high quality laminate flooring, one large radiator, a feature fireplace with mahogany surround, six power points, and one centre light piece.



| KITCHEN/DINING

2.62m x 7.41m (8'5" x 24'3")

The kitchen/dining area features solid fitted units at eye and floor level with worktop counter, tile splashback, ample power points, integrated oven/hob/extractor fan, space for a dishwasher, space for a fridge, and a stainless steel sink. The dual aspect room has two windows overlooking the rear garden, one window to the side, two light pieces, one large radiator, tile flooring, and neutral décor.



| BATHROOM

2.24m x 1.98m (7'3" x 6'4")

The bathroom features a three piece suite including a corner shower cubicle incorporating a Mira Sport electric shower, floor and wall tiling, one window to the rear, extractor fan, one centre light piece, and one radiator.



| BEDROOM 1

2.89m x 4.05m (9'4" x 13'2")

This spacious double bedroom has one window to the front of the property with shutters, high quality laminate flooring, neutral décor, built-in wardrobe units for storage, one centre light piece, five power points, and one radiator.



| BEDROOM 2

2.89m x 3.1m (9'4" x 10'1")

This double bedroom has one window to the rear of the property with shutters, laminate flooring, one centre light piece, three power points, and one large radiator.



| BEDROOM 3

3.55m x 2.81m (11'6" x 9'2")

Another spacious bedroom has one window to the rear of the property with shutters, laminate flooring, neutral décor, built-in wardrobe units with attractive panelled detailing, one centre light piece, two power points, and one radiator.



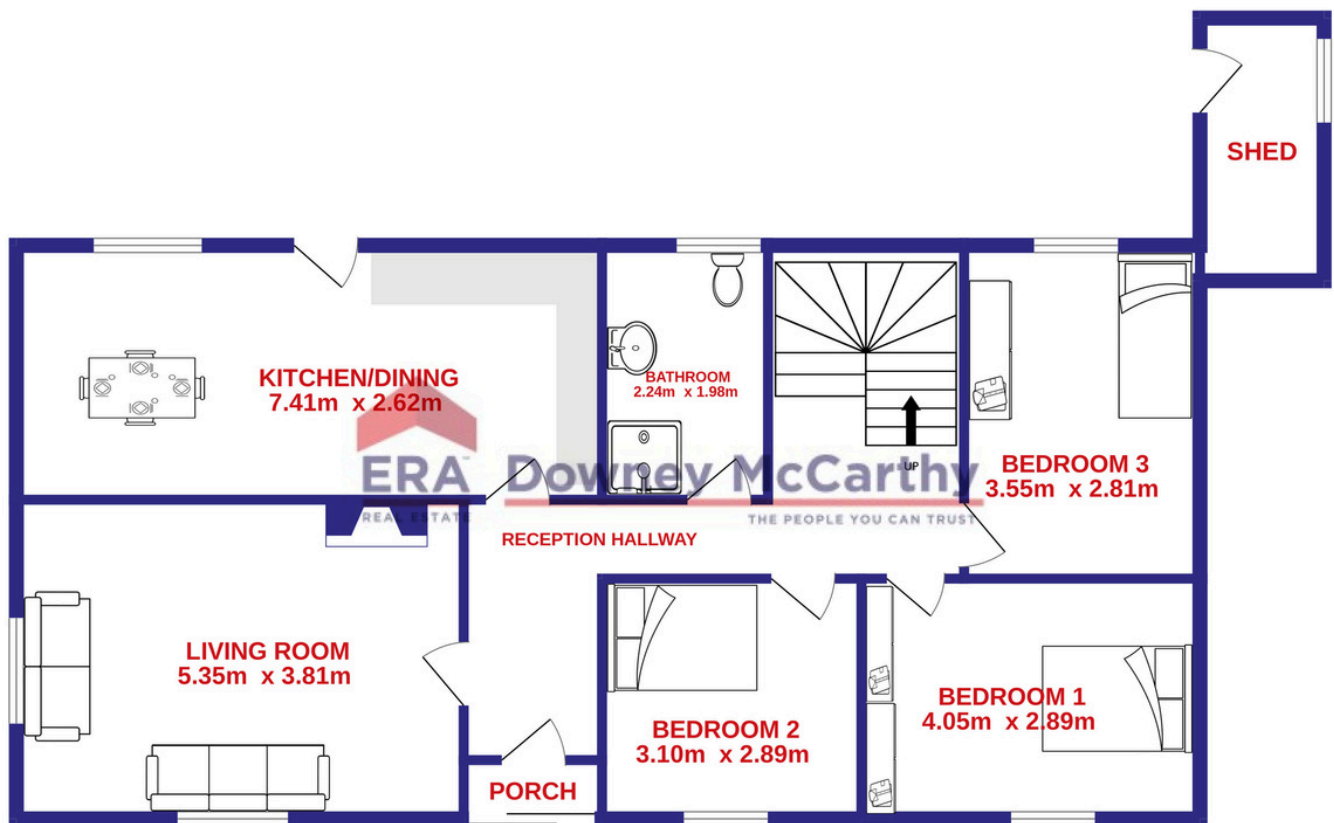
| ATTIC/STORAGE AREA

2.85m x 8.05m (9'3" x 26'4")

Carpeted stairs lead to the superb converted attic area. There is a large window with shutters allowing in extensive natural light, one centre light piece, laminate flooring, recessed spot lighting, access to storage units, one radiator, and two power points.



| FLOOR PLAN



| GARDENS AND EXTERIOR



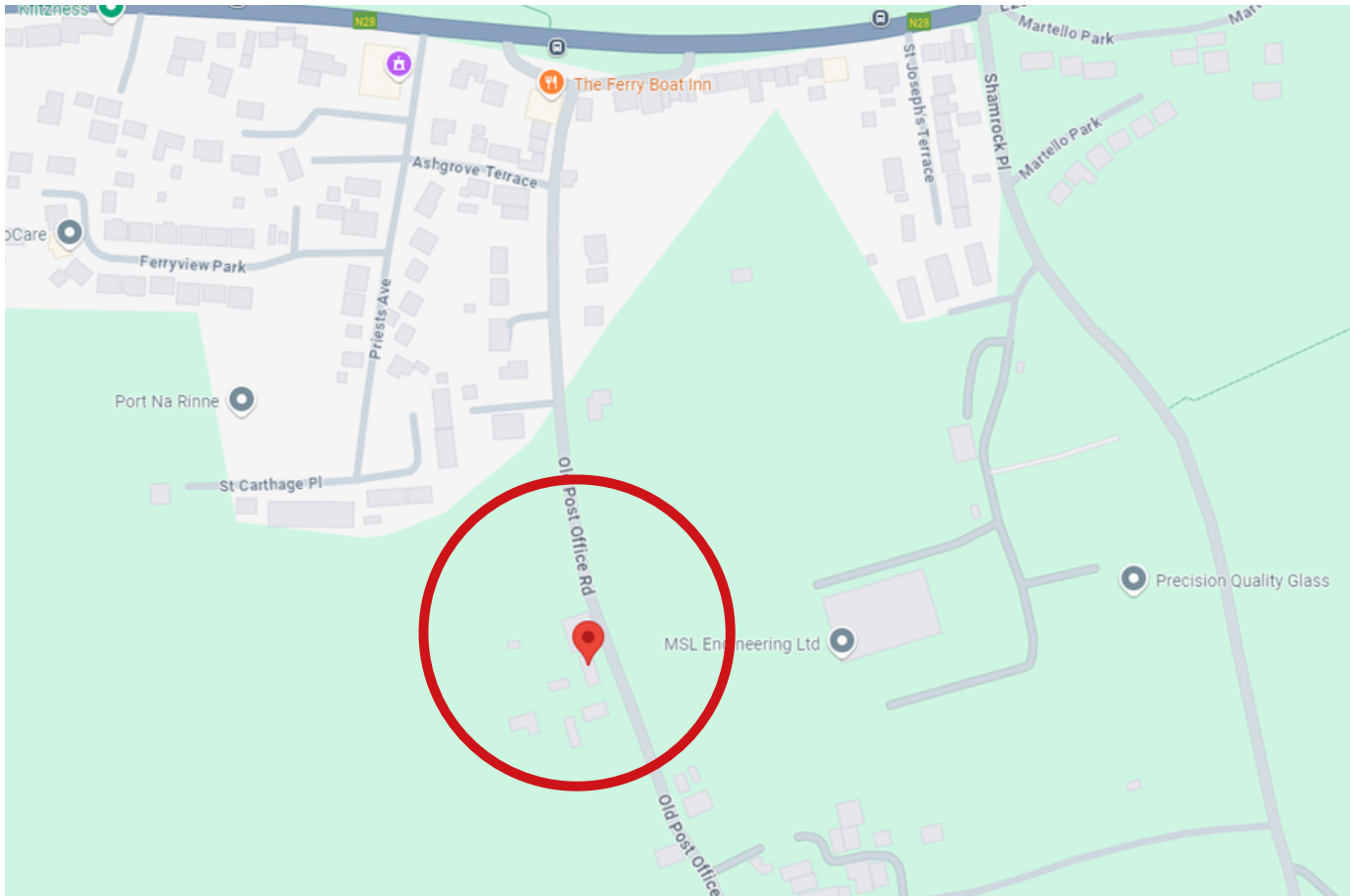
The front of the property is fully enclosed with block built walls and secure gates. There is a large garden area which is laid to lawn with mature shrubs and plants, and a spacious driveway which can accommodate off street parking for up to four vehicles.

A secure side gate allows access to the rear.

The rear of the property offers a large west facing garden, and is fully enclosed to all sides. The oil tank and septic tank are both housed here. There is a concrete built shed with one window to the side, one centre light piece, and access to water.

| DIRECTIONS

Please see Eircode P43 WN90 for directions.



| ALL ENQUIRIES TO:

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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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