

FOR SALE BY PRIVATE TREATY

**Ballyvodane,
Donoughmore,
Co. Cork.**



Irish & European are delighted to present this traditional 5 bedroom farmhouse on c. 1 acre enjoys a beautiful setting with the benefits of countryside living. Whilst in need of refurbishment the property offers excellent potential and spacious living accommodation. Ideally suited as a starter/family home the property has a number of outbuildings and is a twenty five minute drive from Cork City, ten minutes from Blarney & Tower. Viewing is strictly by prior appointment only with the sole selling agents.

Accommodation:

Ground Floor:

Entrance Hall: Tiled and carpet floor, coat rail and fitted alarm system.



Kitchen: 14øö x 11ø1ö (m x m)
Linoleum flooring, fitted kitchen units at worktop and eye level with tiled splash back.



Living Room: 19øö x 14ø1ö (5.90m x 4.53m)
Engineered oak timber flooring, marble fireplace with teak surround.

Utility/Skullery: 9øö x 12ø8ö (m x m)
Linoleum flooring, fitted worktop with sink.

Breakfast Room: 6ø10ö x 13ø (m x m)
Fitted fireplace, laminated timber flooring.

Living Room: 22ø x 12ø10ö (m x m)
Carpet, feature fireplace with fitted over mantle mirror.

Half Landing: Bathroom, tiled flooring, W.C., WHB, Bath with fitted Triton electric shower and shower curtains.

Store Room/Office: 9ø1ö x 5ø7ö
Timber flooring.

First Floor:**Landing:** Laminated timber flooring, hot press.**Bedroom 1:** 10ø1ö x 13ø2ö (m x m)
Laminated timber flooring.**Bedroom 2:** 11ø3ö x 12ø
Laminated timber flooring, feature fireplace, wash hand basin, fitted blinds.**Bedroom 3:** 11ø4ö x 9ø
Laminated timber flooring, feature fireplace, fitted blind.**Bedroom 5:** 7ø5ö x 9ø11ö
Laminated timber flooring, fitted blinds, fitted wardrobes, telephone point.**Bedroom 4:** 8ø1ö x 12ø
Laminated timber flooring, fitted wash hand basin, fitted wardrobe, TV point**Grounds:** The property has the benefit of large grounds on c. 1 acre with a number of outbuildings to the rear. There is a large mature lawn to the front of the property.

- Features:**
- Local National School, shop, Post Office, Playground, Co-op and Church within easy access as well as local crèche/pre-school and Donoughmore Family Resource Centre
 - Cork City (25 minutes), Blarney & Tower (10 minutes)

Services: Water ó private well
Sewage ó septic tank**Heating:** Gas Fired Central Heating.**BER:** **BER:G BER Number: 107755134**
Energy Performance Indicator: 478.4 kWh/m²/yr

Title: Advised Freehold

Price: €150,000

Negotiator: Robert Oø Keffe.
Email: robert@irishandeuropean.ie **Tel:** 086-2469204

Viewing: Strictly by prior appointment only

Directions: From the beginning of the Shournagh Road, proceed for c. 8km passing through Courtbrack Cross. Take the second road right and continue up the hill. The property is the first on the left hand side.