

By Private Treaty



Templeusque, Glanmire, Co. Cork. T23 PX49.

Irish & European Auctioneers are delighted to present this well maintained 5 bedroom detached family home with garage (c. 137 Sq. M/ 1472 Sq. Ft). The property offers generous living accommodation throughout and enjoys the benefit of c .0.5 Acre of south facing landscaped gardens with undisturbed countryside views.

The property is situated in a rural setting within easy driving distance to local schools, shops and churches and is conveniently located to Glanmire, Whitescross and 15 mins from Cork City. The property offers an excellent opportunity to acquire a quality family home within easy access to all amenities.

Viewing of this excellent family home comes highly recommended and is strictly by prior appointment only with the sole selling agent.

PRICE: €325,000



Irish & European

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Accommodation

Hallway		Timber Flooring, storage closet, hot press
Lounge	4.73m x 4.64m	Solid timber Flooring, Granite fireplace with solid fuel stove and marble hearth, curtains excluded. Recess lighting, nice bright room with panoramic countryside views.
Kitchen	3.98m x 3.63m	Tiled Flooring, fitted kitchen units at workplace & eye level with tiled splashback. Integrated hob & oven with extractor fan, fridge and freezer.
Dining Room	3.94m x 3.05m	Timber Flooring, Cast iron fireplace with solid teak surround, Fitted TV Cabinet & fitted shelving. Fitted Curtains.
Utility	1.49m x 1.25m	Tiled Flooring, Rear Door Access. With w.c. off, wc, whb.
Bath Room	2.59m x 2.22m	Fully Tiled Suite, wc, wash hand basin, Bath, Separate Shower unit with Triton electric shower, Extractor fan.
Bed 1	3.48m x 3.03m	Timber flooring, fitted curtains, fitted wardrobes.
Bed 2	2.41m x 3.05m	Timber flooring, fitted curtains.
Bed 3	2.62 x 3.24m	Timber flooring, fitted curtains, fitted wardrobes.
Bed 4	2.89m 3.33m	Timber flooring, fitted curtains, fitted wardrobes.
Bed 5	2.90m x 3.85m	Timber flooring, fitted curtains, fitted wardrobes.
Garage	4.86m x 2.70m	Double door entrance with ample storage room.
Grounds		The property enjoys the benefit of a large tarmacadam driveway to front with good sized landscaped gardens to front and rear. The gardens have a wide variety of plants, trees and shrubbery and enjoys a southerly aspect.

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Some Features

- Convenient location to Glanmire village
- Situated within 15 mins from Cork City
- Good sized gardens with ample room to extend further and large patio to rear
- Tarmacadam Driveway to front, with single garage
- Septic tank
- Broadband Available
- Oil Fired Central Heating
- UPVC double glazed windows
- Quiet rural setting with large lawned garden
- Private Well



Directions

From Cork city, proceed to Glanmire from the Silversprings Dual carriageway and exit for Glanmire at the roundabout. Proceed through Glanmire village and pass The Brook Inn & Grandons Garage and take the L2973 for Sarsfields Court. Pass Sarsfields Court and proceed to the cross roads. Proceed through cross roads with the GAA Pitch on the right hand side. Pass the entrance for Beechgrove Dog Kennels and take the next road left. On turning left proceed along this road and the property is the 6th on the left hand side with the auctioneers sign displayed.

Alternatively, From Cork City, travelling on McCurtain Street take the left at the traffic lights and proceed up Summerhill North out along the Ballyhooly Road. Passing Dunnes Stores on your left hand side, proceed to

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Whitescross, turn right at the Top Petrol Station. After passing the Upper Glanmire National School, proceed past the hair pin bend and at the top of the hill turn left at the crossroad onto the L7020. Pass the entrance for Beechgrove Dog Kennels and take the next road left. On turning left proceed along this road and the property is the 6th on the left hand side with the auctioneers sign displayed.

Negotiator: Robert O' Keeffe, Robert@irishandeuropean.ie
Viewing: Strictly by prior appointment only
Price: €325,000
Size: 137 Sq. M / 1472 Sq. Ft.
BER: BER: E1 BER No. 109767194 Energy Performance Indicator: 324.1 kWh/m²/yr
Solicitor: Micheal O Dowd, O Dowd Solicitors, 6 Crestfield Centre, Riverstown, Glanmire, Co. Cork