

'Bramlea' Cooney's Lane, Grange, Cork T12 YYF8



A beautiful family home presented in walk in condition with bright and spacious accommodation throughout.

Ideally located just 1.2km from the main Douglas/Frankfield Road and within easy access of schools, bus and supermarkets (Aldi/Supervalu) etc.

The bungalow stands on a beautiful mature site extending to 0.8 Acres with an abundance of quality shrubs and trees affording great privacy.

The property was constructed on behalf of the present owners in 1980 and the gardens were all planted by them during their time in residence.

**DETACHED
BUNGALOW**

**0.8 ACRE SITE
4 BED - 1 BATH**

1,526sq.ft/ (142sq.m)



Agent: **Malcolm Tyrrell**
Phone: **087 255 4116**

Viewings Strictly By Appointment

Accommodation

Entrance Hall

Lounge Room (5.46m x 3.93m plus 2.99m x 2.68m)

Fire-place, Corniced Ceiling, Large picture windows overlooking garden

Living room (4.52m x 3.95m)

Feature stone fireplace with back boiler and Oak Mantle. Double sliding doors to patio (south facing). Open through to kitchen area.

Kitchen (3.17m x 3.17m)

Fitted with good quality eye and ground level units finished in Maple Wood. Ceramic tile floor, integrated appliances including gas hob with extractor, electric oven, dishwasher, fridge and stainless-steel sink unit.

Utility Room (3.49m x 2.26m)

Fitted Units, plumbed for automatic machines, Walk in hot press, connecting door from utility room to garage

Garage (6.85m x 4.0m)

Up and over door, rear door to garden, door to boiler house (oil fired system) pull down Stira stairs to attic.

Bedroom 1 (4.49m x 2.91m)

Double fitted wardrobes.

Ensuite (1.75m x 1.35m)

WC & wash hand basin (No Shower).

Main Bathroom (2.65m x 1.88m)

Bath with electric shower fitted, WC, no shower, wash hand basin, part tiled walls.

Bedroom 2 (3.18m x 2.93m)

Double fitted wardrobes and desk unit.

Bedroom 3 (4.35m x 2.85m)

Double fitted wardrobes, wash hand basin with mirrored back.

Bedroom 4 (4.03m x 2.69m)

Features

- >Ample Parking
- >Lawns
- >Mature Trees
- >Shrubberies

Services

- >Mains Water
- >Septic Tank
- >Oil Central Heating

Solicitor

Mary Keane

John L Keane & Sons, 4 Emmett Place, Youghal, Co Cork

