

For Sale by Private Treaty

**Kilnaglory Lodge, Greenfields, Ballincollig, Co. Cork, P31 Y821**



A fine detached house on a great site. Nestled firmly in the middle of a level one-acre site this house may need some up-grading and remodelling but don't be discouraged; the bones of this house are fantastic, and the possibilities are endless.

The spacious site affords plenty of parking as well as potential for expansion. The rear garden is bathed in sunshine throughout the day and has mature hedging boundaries that provide ample privacy. Perfectly located, close to the link road network and the bustling town of Ballincollig, this house deserves a viewing.

**DETACHED**  
**5 BED - 3 BATH**  
**268 sqm ( 2,884 sqft)**



Agent: Jackie Cohalan  
Phone: 087 642 7555

**Viewings Strictly By Appointment**



## Accommodation

**Entrance Hallway**      **7.7m x 5.3m**

Timber flooring, door to cloakroom,  
double doors to living room

**Living Room**      **6.6m x 3.7m**

Bay window overlooking front,  
carpet flooring, stove with timber &  
iron surround

**Dining Room**      **6.5m x 4.6m**

Feature open fireplace with iron  
surround, timber flooring

**Bedroom 5**      **4.7m x 4.6m**

Carpet flooring

**Walk in wardrobe**      **1.9m x 1.7m**

Carpet flooring, shelving units

**En-suite**      **3.2m x 1.5m**

WC, wash hand basin, walk in show-  
er, laminate flooring

**WC:**      **2.1m x 1.2m**

WC, Wash hand basin, tiled flooring

**Kitchen:**      **6.6m x 3.5m**

Range of fitted kitchen appliances  
to include integrated oven,  
dishwasher, tiled flooring, sliding  
door to rear



**Utility:** 2.6m x 1.9m

Tiled flooring, plumbed for washing machine & dryer, door to rear & garage

**Garage:** 4.7m x 3.4m

Shutter door

**First Floor:**

**Master bedroom:**

Timber flooring

**En-suite** 3.2m x 2.2m

WC, Wash hand basin, walk in shower, timber flooring

**Bedroom 2** 5.13m x 2.8m

Timber flooring

**Bedroom 3** 4.9m x 4.4m

Timber flooring

**Bedroom 4** 4.9m x 2.7m

Timber flooring

**Bathroom:** 3.6m x 2.0m

WC, Wash hand basin, Bath, Timber flooring

**FEATURES:**

- Large West Facing Rear
- Located on 1 Acre Site
- Oil Fired Central Heating
- Ideal Family home
- Countryside setting
- Close to all essential amenities

