

FOR SALE BY PRIVATE TREATY

**Dromin,
Cloghroe,
Co Cork.**

On c. 1.28 acres



Substantial 5 bedroom Family residence (c.3.000sq ft) with detached garage on c. 1.28 acres and partly built stables. The residence offers extremely spacious living accommodation throughout in a most beautiful and private setting. The property enjoys a very convenient location to Cork City, Blarney, Cloghroe and all local and essential amenities. The property represents an excellent opportunity for the discerning Purchaser to acquire a superb family home. Viewing of this magnificent property comes highly recommended and is strictly by prior appointment only with the sole selling agents.

Accommodation:

Ground Floor Accommodation:

Entrance Hall: Tiled flooring, Under stairs storage, Cloakroom, Fitted burglar alarm. Central control system for under floor heating. Central vacuum point, 17ö foot high ceiling with Chandelier



Lounge: 19ø4ö x 15ø1ö (5.89m x 4.60m)
 Solid timber flooring, Marble fireplace with marble hearth, TV Point, Fitted curtains, Bay window.

Dining Room: 16ø10ö x 15ø2ö (5.12m x 4.62m)
 Solid timber flooring, Marble fireplace with marble hearth, TV Point, Fitted curtains.

TV Room: 15ø8ö x 14ø6ö (4.78m x 4.42m)
 Solid timber flooring, Bay window, Fitted curtains, Spot lighting, TV Point, Fitted surround sound system.

Kitchen: 13ø2ö x 2ø5ö (4.0m x 7.6m)
 Beautiful cream coloured fitted kitchen units at worktop and eye level with tiled splash back and granite worktop with double sink. Integrated dishwasher, Oven, Fridge Freezer. Matching island unit with integrated hob and overhead extractor fan, Spot lighting, Fitted speaker units. Double doors to rear garden. Central vacuum point.

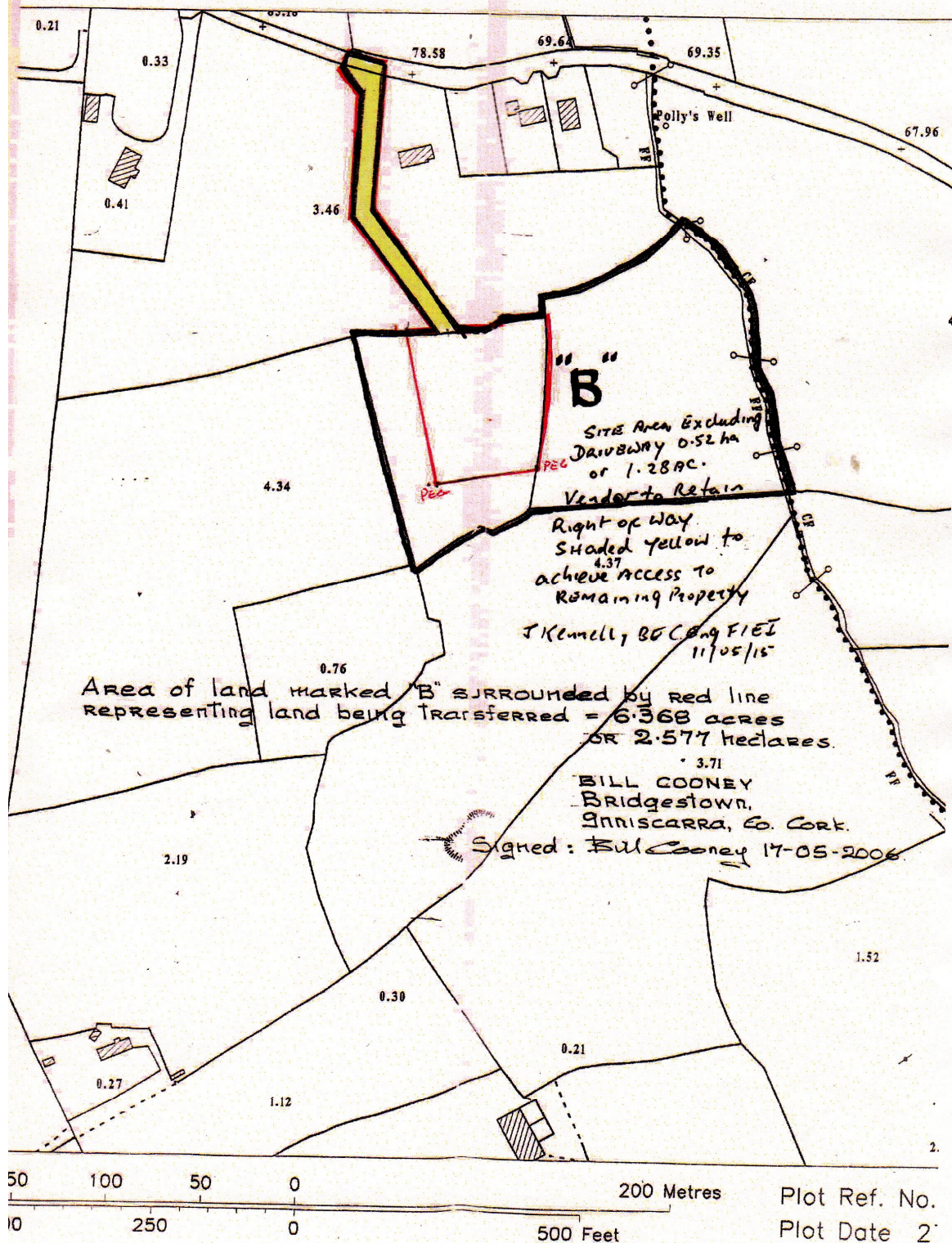


Utility:	Off kitchen 11ø6ö x 9ø(3.51m x 2.73m) Tiled flooring, Plumbed for appliances, Fitted burglar alarm control system, Side door access, Fitted blinds
Shower Room:	Fully tiled suite, W/C, WHB, Fitted shower, Spot lighting.
First Floor Accommodation:	
Stairs & Landing:	Solid timber flooring, Airing cupboard, Spot lighting, Stira stairs to attic.
Master Bedroom:	15ø8ö x 15ø8ö (4.76m x 4.64m) Solid timber flooring, Large spacious room with double aspect. Fitted curtains, TV point, Phone point, Spot lighting, Fitted speakers, Walk in wardrobe with fitted rails.
Master en Suite:	8ø7ö x 5ø10ö (2.61m x 1.79m) Fully tiled suite, W/C, WHB, Fitted shower unit with retractable glass doors, Jet shower, Spot lighting.
Bed 2:	16ø7ö x 10ø4ö (5.05m x 3.14m) Solid timber flooring.
Bed 3:	15ø6ö x 14ø7ö (4.73m x 4.45m) Solid timber flooring, Fitted curtains.
Bed 4:	11ø6ö x 15ø2ö (3.51m x 4.63m) Solid timber flooring, Spot lighting, Fitted curtains.
Bed 5:	9ø4ö x 11ø11ö (2.84m x 3.63m) Solid timber flooring, Fitted curtains.
Bathroom:	9ø8ö x 12ø6ö (2.81m x 3.78m) Beautifully tiled suite, W/C, WHB with fitted vanity mirror, Jacuzzi bath, Fitted shower unit with glass retractable door, Fitted speakers
Grounds:	The property enjoys the benefit of spectacular south facing views of the surrounding countryside.
Garage:	23ø6ö x 22ø8ö (7.17m x 6.92m) Side door access, electric shutter door to front. Automatic light, Upstairs floored.



Features:	<ul style="list-style-type: none"> • The property enjoys immense privacy and is within walking distance to Cloghroe Church, Schools, Shops and Tower Village. Both Muskerry Golf Club & Blarney Golf Club are within easy access. • Long sweeping driveway leading to a tranquil setting enjoying magnificent undisturbed countryside views. • Detached garage • Double glazed PVC windows throughout • Spacious living accommodation throughout with a superior specification.
BER:	BER: C1 BER Number: 107934051 Energy Performance Indicator: 151.56 kWh/m²/yr
Services:	Water own well, Sewage bio cycle unit.
Heating:	Under floor heating on the ground floor, Geo thermal central heating
Title:	Freehold
Negotiator:	Joe McCarthy & Robert O Keeffe
Directions:	From Cork City, take the Carrigrohane Road and at the end of the road take a right turn at the traffic lights passing the Anglers Rest bar. At the next junction take the exit for Cloghroe & Blarney. At Cloghroe church turn right and at the top of the hill take the second left for Dromin Drive. Proceed for 0.8km and the entrance to the property is on your left hand side with a pebble stone driveway.
Viewing:	Strictly by prior appointment only.
Solicitor:	Henry O’Sullivan PJ O’Driscoll & Sons Solicitors, 73 South Mall, Cork

Rural PLACE Map



DISCLAIMER: Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.