

Ranagard, Mullins Cross, Garryvoe, Cork



ERA Downey McCarthy are delighted to present 'Ranagard', a detached sea-side bungalow on a magnificent landscaped site of 0.2 Ha (0.5 acre), with a south facing rear garden offering extensive ocean views. Being within 36 km of Cork city centre, this property could serve as a superb family home or alternatively as a holiday home, just 2 km north of Garryvoe Beach.



€350,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 3.9m x 1.48m
A hardwood front door with glazed centre and side panels throws light into this L shaped reception hall. A further 4.19m x 1.03m serves as access to all bedrooms. The floor is fully tiled. There are 2 ceiling light fittings, an attic access complete with 'stira', fully shelved hot-press and 2 power points.
- Shower Room 1.9m x 1.88m
A bright fully tiled shower room complete with w.c., wash hand basin, and electric shower – Mira Elite2.
- Kitchen/Dining Room 6.85m x 3.95m
Accessed via a glazed panel door from the hallway, the kitchen / dining area is a double aspect room with an external door to the side. It has a fully tiled floor and fully fitted kitchen to include integrated dishwasher, fridge/freezer, washing machine, dryer, electric hob and oven. This room also has 6 ceiling light fittings and 14 power points.



- Conservatory 3.7m x 3.05m
Glazed panel double doors lead from the kitchen to the conservatory which in turn has sliding patio doors directly to the rear garden. This room offers a south and west aspect and is finished with a fully tiled floor. There are 4 ceiling light fittings and 4 power points.



- Living Room 4.58m x 3.95m
The living room can be accessed directly from the kitchen or from the reception hall. This is a cosy and welcoming south facing room with 1 window

overlooking the rear garden. There is a brick and pine surround fireplace with a 'Morso' solid fuel stove, carpet floor covering, 1 ceiling light, 1 wall light and 6 power points.



- Bedroom 1 3.95m x 3.35m

An attractive master bedroom with 1 window overlooking the rear garden and finished in a neutral palette to include carpet floor covering, 1 ceiling light, a double light wall fitting and 6 power points.



- En-Suite 2.09m x 1.92m

This spacious en-suite bathroom is fully tiled and includes a jacuzzi bath with shower extension, w.c., wash hand basin, 1 ceiling light and 1 wall light.

- Bedroom 2 3.95m x 2.73m

Double room with 1 window overlooking the front garden and finished in a neutral palette to include carpet floor covering, 1 ceiling light, a double light wall fitting and 6 power points.

- Bedroom 3 2.73m x 2.93m

Double room with 1 window overlooking the front garden and again finished in a neutral palette to include carpet floor covering, 1 ceiling light and 4 power points.



Features

- Site area extending to 0.20 Ha (0.5 acre)
- Gross Internal Floor Area 112.66 sq.m. (1,213 sq.ft.) approx.
- South facing rear garden
- Landscaped site with coastal views
- Oil Fired Central Heating
- Walking distance to Garryvoe Beach
- BER E2

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