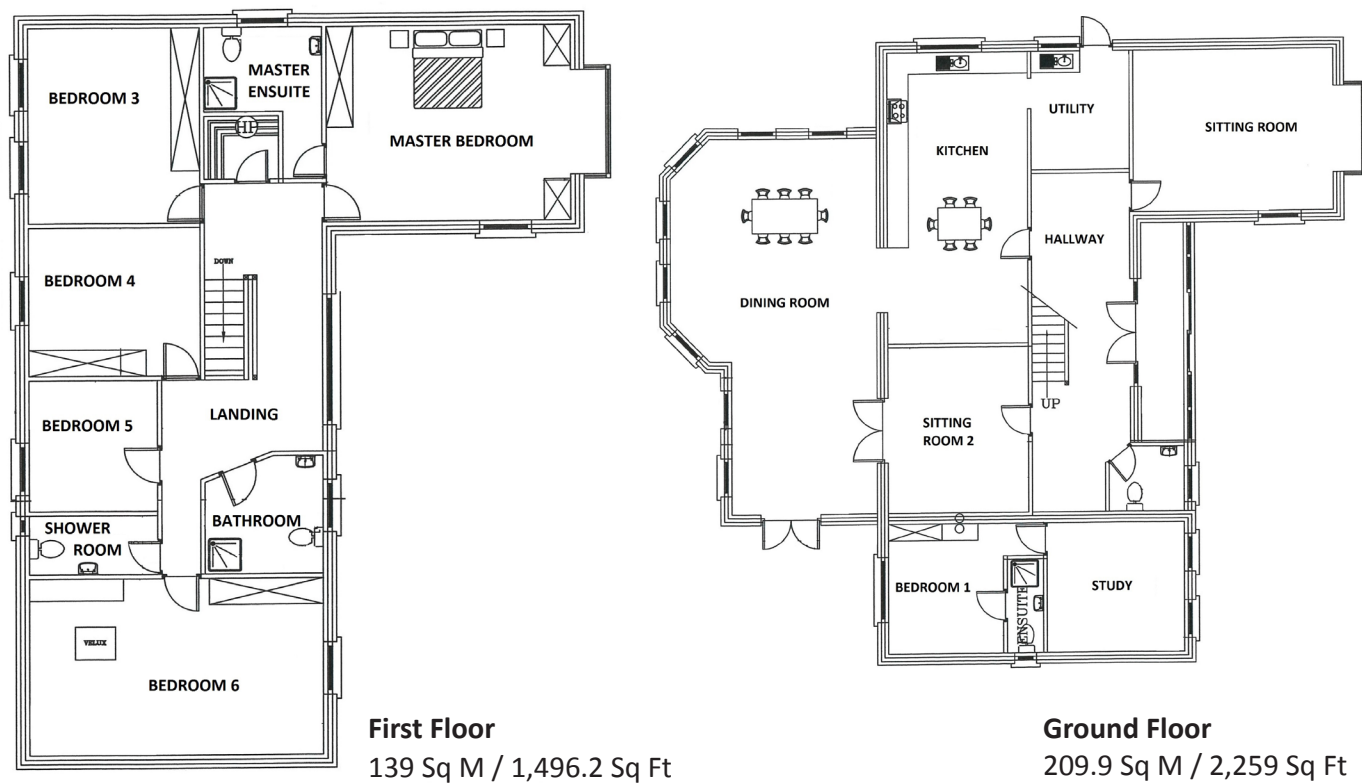


## 6 Birchley, Model Farm Road, Cork, T12 KHW9



### Features

- > Oil Fired Central Heating
- > Gravel Driveway
- > Large Meticulous Landscaped Gardens
- > Immaculate Throughout
- > Close Proximity to City Link Road

### Outside

- > Large detached garage
- > Car Port

**Solicitors:** Don Murphy, Murphy & Condon, Solicitors, 69 Shandon St, Cork, T23 HX07



## 6 Birchley, Model Farm Road, Cork, T12 KHW9



Magnificent detached 6 bedroom residence (350 sq.m. / 3,767 sq.ft.) on a private landscaped site of 1.25 acres in one of Cork's premier residential locations.

Located just 4 miles west of the city, this fine property is within easy commuting distance of C.U.H., The Bons Secours, University College Cork and the City Centre.

No 6 Birchley is a house of real quality with a bright and airy atmosphere throughout together with a meticulous generous landscaped site. The overall quality of the house is second to none and the large well-proportioned accommodation will appeal to any growing family.





Accommodation

Ground Floor

- Entrance Porch

5.63m X 1.23m

Tiled floor, Polished timber ceiling with spotlighting, double doors to Hallway, sliding door to gravel driveway.
- Hallway

9.2m X 2.67m

Polished tiled floor, ceiling spotlights, ornate ceiling cornicing.
- Guest Toilet

1.72m X 1.8m

W.c., wash hand basin
- Sitting Room

4.81m X 4.45m

Polished timber floor, ornate marble fireplace with Cast Iron insert, ceiling cornicing, dual aspect windows overlooking garden and driveway.

- Kitchen

3.82m X 8.0m

Polished tiled floor, floor and eye level fitted units, double “Stanley Oven” with six ring induction hob together with an additional integrated “Fisher & Paykel” second double oven, “Fisher and Paykel” double fridge with freezer, “Indesit” dishwasher, feature breakfast island, ceiling spotlights.
- Utility

2.71m X 3.28m

Polished tiled floor, floor and eye level fitted units, large larder fridge, integrated Belfast sink, door to rear garden.
- Dining/Living Area

5.7m X 5.64m + 4.0m X 4.45m

Polished timber floor, featured vaulted polished timber ceiling with roof lights, French doors to Sitting Room, “Lotus” wood burning stove, French doors to west facing patio.
- Sitting Room

3.87m X 4.55m

Carpet floor covering, ceiling cornicing, feature ornate fireplace.
- Study

3.53m X 3.72m

Carpet floor covering, two windows overlooking driveway and front garden.

- Bedroom 1

4.38m X 3.61m

Carpet floor covering, full length built in robe units.
- Ensuite

W.c., wash hand basin, electric Triton shower, tiled floors and walls.
- First Floor
- Landing Area

Spacious landing area with feature window overlooking front garden.
- Walk In Hot Press

Fully shelved.
- Master Bedroom

5.46m X 4.44m

Carpet floor covering, full length built in robe units X 3.
- Ensuite

2m X 2.71m

W.c., wash hand basin, walk in double shower, tiled floor and walls, ceiling spotlights.

- Bedroom 3

3.83m X 4.51m

Carpet floor covering, ceiling spot lights, full length slide robe units.
- Bedroom 4

3.32m X 3.87m

Carpet floor covering, full length built in slide robe units, ceiling spotlights.
- Bedroom 5

2.9m X 3m

Carpet floor covering
- Shower Room

2.9m X 1.5m

W.c., wash hand basin, shower Tiled floor and walls, heated towel rail, ceiling spotlights.
- Bedroom 6

3.62m X 4.96m

Timber floor, velux roof lights
- Main Bathroom

2.4m X 2.71m

W.c., wash hand basin, bath, bidet, heated towel rail, tiled floor and walls.