

For Sale by Private Treaty

**31 Orchard Lane, Aherla, Co. Cork P31 C788**



Gorgeous four-bedroom family home nestled in the village of Aherla. The property is impeccably presented with generous room proportions and quality finishes. Although the well-sized private garden faces north it gets plenty of sunshine and has picturesque country views across to the historic Georgian home 'Lodge House'.

Built C 2005, and lovingly maintained to the highest of standards since, the home merely awaits new owners to imprint their personality on it.

Orchard Lane is a beautiful cul-de-sac setting of primarily detached homes surrounding a spacious green area within walking distance of the village. Aherla is perfectly situated 11km from Ballincollig, 17km from Bandon, and 20km from Macroom.

**DETACHED HOUSE**  
**4 BED - 3 BATH**  
**208 sqm (2,239 sqft)**



Agent: Jackie Cohalan  
Phone: 087 642 7555

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

**Living Room** **5.0m x 4.3m**  
With wood flooring, cast iron open fireplace with granite hearth and marble surround, bay window

**TV Room** **3.9m x 4.2m**  
With wood flooring, wood burning fitted stove, double doors to kitchen

**Kitchen** **5.5m x 4.7m**  
With tiled flooring, eye and floor level units, hand painted with wood countertop, Belfast sink with granite worktop, five ring gas Waterford range cooker and integrated dishwasher

**Dining Area** **3.3m x 2.1m**  
With tiled flooring, double doors leading to conservatory

**Conservatory** **3.5m x 3.5m**  
With tiled flooring, french doors to rear garden

**Utility Room** **2.8m x 2.5m**  
With tiled flooring, plumbed for washing machine, full height fitted storage

**Guest WC** **2.5m x 1.3m**  
With sink, WC and fitted storage

### First Floor

**Main Bedroom** **4.4m x 4.1m**  
With carpet floor covering

**Ensuite** **2.5m x 2.0m**  
Fully tiled with sink, wc, power shower with waterfall shower head, electric towel rail

**Walk in wardrobe** **3.1m x 1.7m**  
With carpet floor covering

**Bedroom 2** **4.3m x 3.6m**  
With carpet floor covering, 4 door fitted wardrobe

**Bedroom 3** **3.8m x 3.4m**  
With carpet floor covering, 4 door fitted wardrobe

**Main Bathroom** **2.9m x 2.2m**  
Fully tiled with bath, sink, wc, separate electric shower with waterfall shower head, towel rail

**Bedroom 4** **2.4m x 2.9m**  
With carpet floor covering



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