

For Sale by private treaty

**Bridgestown,
Inniscarra,
Co. Cork.**



An ideally situated 2 bed cottage c.600 Sq. Ft. traditional cottage with great potential for re-development or to extend further. The property requires total refurbishment internally. Located within close proximity of Cloghroe Village, Ballincollig, Cork City and Inniscarra Community Centre with its 45 acres of sporting and playing pitches and the water sports centre of Inniscarra Lake. Ideally suited, as a starter home. Viewing is strictly by prior appointment with the sole selling agents.

Accommodation

Entrance Porch: 6ø7ö x 6ø4ö, 2.02m x 1.94m, Tiled flooring.

Living Room/ Dining Room: 14ø6ö x 10ø6ö (4.41m x 3.21m)
Timber flooring, marble fireplace with marble hearth.



Kitchen: 9ø7ö x 16ø9ö (2.93m x 5.12m)
Fitted kitchen units at worktop and eye level. Rear door access.



Utility (Off Kitchen): 9ø8ö x 4ø1ö (2.95m x 1.26m).

Shower Room: 7ø x 7ø (2.15m x 2.15m) Tiled floor, WC, WHB, shower unit with electric shower

Bedroom 1: 16ø2ö x 9ø10ö (4.92m x 3.01m)
Fitted Carpet, fitted wardrobes, fitted curtains

Bedroom 2: 12ø6ö x 8ø (3.80m x 2.43m)
Oak timber flooring, fitted wardrobes, fitted curtains.

Gardens: The property has the benefit of a small yard to the rear with some storage sheds.

Title: Advised Freehold

Heating: Solid fuel & Electric heating

Heating:	Solid fuel & Electric heating
BER:	BER: G BER Number: 109506691
Services:	Mains Water, Septic tank
Features:	<ul style="list-style-type: none">• Rural setting, yet 5 mins from Ballincollig, 15 mins from Cork City• Convenient location to Ballincollig, Cork City, CUH and UCC• Within easy access to Local Schools, Primary & Secondary.• Outdoor storage sheds
Eircode:	P31 TH76
Negotiators:	Robert O'Keeffe Tel: 086-2469204 Email: robert@irishandeuropean.ie
Price:	€100,000
Viewing:	By prior appointment only.
Directions:	From Cork City, travel out the Carrigrohane straight and take the road signposted for Coachford passing The Anglers Rest and the Inniscarra Bar. From the Inniscarra Bar continue for 2km and turn right for Blarney. Take the first right and the property is situated c.1km on the left-hand side with the agents sign displayed.