

Coolgargh

LEAMLARA, CO. CORK - T56 DT62

BEAUTIFUL FOUR BED
DETACHED FAMILY HOME

FOR SALE BY
PRIVATE TREATY



Beautiful four bed detached family home

CKK230103



FEATURES

- ▶ Beautiful Four Bed Detached Family Home
- ▶ House Approx. 181 sq m / 1,952 sq ft
- ▶ Large site with views – Approx. 0.63 acre
- ▶ Beautifully presented and maintained
- ▶ OFCH / High speed fibre broadband
- ▶ Very private with mature garden
- ▶ Glanmire 11km, Midleton 13km, Cork City 18km

BER DETAILS

- ▶ BER: C2
- ▶ BER Number: 111254611
- ▶ Energy Performance Indicator: 184.93 kWh/m2/yr

DESCRIPTION

Savills is delighted to present Coolgargh, a beautiful, spacious four-bedroom detached home that is very well presented and situated on approximately 0.63 acres of mature gardens and set in a quiet cul-de-sac with stunning countryside views, providing welcome peace and quiet.

Built in 2000, this lovely family home has easy access to the nearby Midleton, Glanmire and Cork city with a host of amenities in the locality, including sports clubs, schools and more.

Upon entering this fantastic home, you are greeted with a generous hallway with a large sittingroom to your right overlooking the garden, with a sunny bay window and a relatively new Henly Stove as its focal point.

The kitchen and dining room is a bright well portioned room with fully fitted kitchen with island, eye and floor level units including a host of appliances and stunning garden views both back and front.

There is a livingroom to the rear of the house again overlooking the garden. This spacious room is ideal for the whole family to relax with a cosy multi-fuel stove at its heart. In addition, adjacent to the kitchen is a guest WC and utility room.

There are four double bedroom giving ample space for a growing family with a ground floor double bedroom and three double bedrooms on first floor level. The master bedroom has an en-suite and there is a large bright master bathroom also on this level.

The garden is quiet a good size with a large lawn to the front and rear, a long driveway and wonderful countryside views. It has a good

selection of mature trees and hedging and provides plenty of space for the family to play and relax. The garden catches the light most of the day and is an ideal place to relax and dine out on those long summers' days.

This fantastic home represents a unique opportunity for those wishing to trade up to a spacious family home and only a short commute to the heart of Cork city or Midleton. Contact us today to arrange your viewing.

ACCOMMODATION

Ground Floor

Hall

A wide hallway linking to all accommodation, including carpet, light fittings, radiator, telephone, cloakroom.

Sittingroom

Overlooking the front and side garden this lovely and generous room includes, carpet, light fitting, curtains, bay window, a wood burning Henly stove, blinds, radiator, TV point.

Livingroom

Overlooking the rear garden, this large and bright room includes, a semi-solid timber floor, recess light fittings, multi-fuel stove, radiator, patio doors to the rear garden.

Kitchen/Dining Room

This is a large well portioned room overlooking the front and rear gardens which includes a fully fitted kitchen with island unit and selection of appliance including a four-ring gas hob, extractor, dishwasher, fridge/freezer, double oven/grill, blinds, curtains, radiators and telephone point.

Utility Room

Tiled floor, fitted kitchen units, washing machine, radiator, light fitting, door to rear garden.

Guest WC

Tiled flooring, WC, WHB, radiator, light fitting.

Bedroom Four

This lovely room is overlooking the rear garden and has a laminate floor, blind, light fitting and radiator.

First Floor

Master Bedroom (One)

This spacious double bedroom has wonderful garden views and includes a semi-solid timber floor, light fitting, radiator, and TV point.

En-suite

Tiled floor, WC, WHB, shower, light fitting, radiator.

Walk-in-wardrobe

Ample storage, light fitting.

Bedroom Two

A large double room overlooking the front of the house with a laminate timber floor, light fitting, radiator, TV point, blind.

Bedroom Three

A large bright double room with a laminate timber floor, blind, light fitting, radiator, TV point.

Outside

This beautiful property has a magnificent, relatively large but manageable private garden (approx. 0.63 acres) to both the front and rear with a good selection of mature tree and hedging. There is a gravel driveway, with plenty of parking. The gardens are bright and sunny with plenty of options for sitting out and catching some rays of sunshine, ideal for dining in the summer evenings or as a play area for children.

LOCALITY & AMENITIES

(APPROXIMATE)

- ▶ Leamlara National Primary School – 1km
- ▶ Leamlara Montessori Scholl – 1km
- ▶ Lisgoold GAA club – 4.4km
- ▶ Knockraha National Primary School – 6km
- ▶ Glounthaune – 9.3km
- ▶ Glanmire – 11.9km
- ▶ Midleton – 13km
- ▶ Cork City – 18km
- ▶ Fermoy – 24km
- ▶ Cork Airport – 26km

DIRECTIONS

- ▶ Sat Nav or Google Maps Eircode – T56 DT62

VIEWING

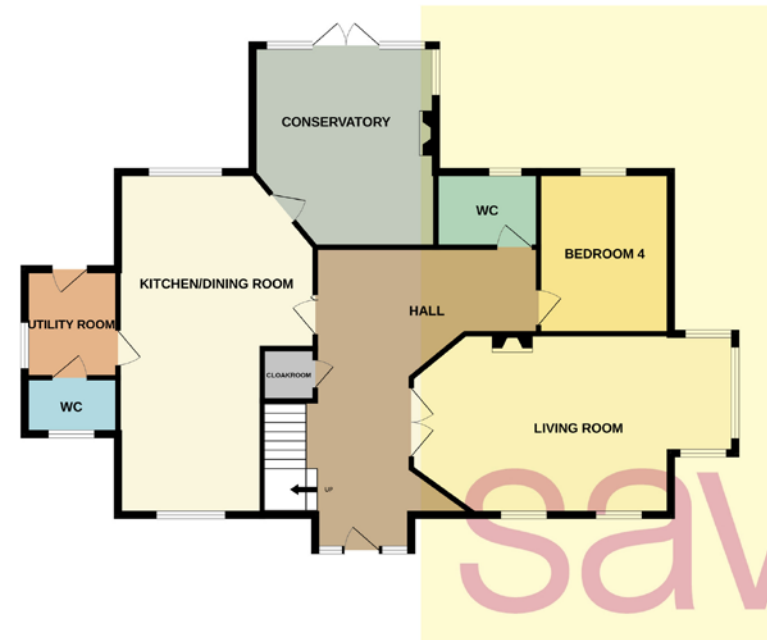
By appointment with Savills Cork

(021) 427 1371 or email: cork@savills.ie



Floor Plans

GROUND FLOOR



1ST FLOOR





Contact



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