

Freyneswood Ballincrannig Ballinhassig, Co. Cork



FOR SALE BY PRIVATE TREATY

Spectacular, spacious residence that has the benefits of country living yet lies in close proximity to city life. Whilst the house is situated a mere 6 minutes from Cork Airport, 15 minutes from Carrigaline and 12 minutes from Wilton, it is surrounded by farmland with uninterrupted rural views.

Situated on 0.6 acres of private mature gardens, this home has been meticulously maintained by its current owners who continuously extended and upgraded the property over the past 20 years. The standard of finish is superb and the home is in first rate walk in condition.

**DETACHED
5 BED 4 BATH**

**360 sq.m.
(3875sq.ft. Approx.)**

**Garage 49.6 sq.m.
(533 sq.ft.)
0.6 Acres**

BER B3

**Agent: Malcolm Tyrrell
Phone: 087 255 4116**

Viewings Strictly By Appointment With Joint Agents

ACCOMMODATION

Spacious Entrance Hall

Marble tile, bow window, mahogany stair case to first floor

Living Room

5.2m x 4.5m

Corniced ceiling, centre rose, bay window, double aspect window, mahogany surround fireplace with cast iron insert & gas fire, fitted hardwood flooring

Family Room

4.9m x 4.4m

White engineered stone fireplace & gas fired stove, hardwood flooring, corniced ceiling, recessed lighting, double doors through to conservatory & double doors to the dining area

Conservatory

4.9m x 3.2m

PVC double glazed with glazed roof, French doors to south facing patio

Dining Area

5.1m x 3.3m

Hardwood flooring, corniced ceiling, recessed lighting, double doors leading into this from the hallway and the family room, double doors leading out to the South facing patio

Kitchen Area

6.5m x 5.9m

High quality fitted units by David Kiely kitchens including a ceramic hob, extractor unit, integrated dish washer, Neff microwave and double oven, American fridge, island unit with granite work tops, stainless steel sink unit, corniced ceiling, large picture windows south facing over garden, double doors leading out to South facing patio

Utility Room

3.3m x 2.0m

Ceramic tiled flooring, built in eye & ground level units, stainless steel sink units, plumbed for automatic machines, door out to rear & storage closet, recessed lighting

Study / Bedroom 5

3.6m x 3.0

Hardwood flooring, corniced ceiling

Guest Bedroom (Bedroom 4)

3.9m x 3.0m

Hardwood flooring, corniced ceiling, walk in dressing room with fitted wardrobes, bow window

Main Bathroom

2.9m x 2.6m

Jacuzzi bath, ceramic sink unit with mirrored back, fully tiled floor & walls, heated towel rail, wc, walk in hot-press shelved

Landing

4.8m x 2.9m

Marble tile, panoramic views over rear garden & surrounding countryside

Shower Room

3.5m x 1.5m

Electric shower unit, wc, wash hand basin, heating towel rail, storage press, tiled floor & walls

Bedroom 3

4.1m x 3.7m

Hardwood flooring, slide robe

Ensuite Shower Room

3.5m x 2.1m

Electric shower, wc, wash hand basin,

Bedroom 2

5.7m x 3.0m

Hardwood flooring, recessed lighting, double fitted wardrobe, built in storage cabinets

Master Bedroom

5.7m x 5.2m

French doors to balcony overlooking rear garden, hardwood flooring, sliding doors through to dressing room

Fully fitted dressing room area

4.5m x 4.2m + 2.9m x 1.3m

Extensive range of hanging space, shelving & storage space, hardwood flooring, recessed lighting

Ensuite Shower Room

Electric shower, wash hand basin, wc, tiled floor & walls



OUTSIDE

- ⇒ Garage 5.5m x 5.8m
- ⇒ With electric roller shutter door
- ⇒ Back Room 3.0m x 5.8m
- ⇒ Floored attic suitable for storage
- ⇒ Boiler House with condensing boiler (2011)
- ⇒ Cobblelock driveway
- ⇒ Paved patio
- ⇒ Oil central heating tank
- ⇒ Septic tank & well water
- ⇒ Security Cameras (6) & Alarm
- ⇒ Electric Gates
- ⇒ Wi-Fi via an aerial
- ⇒ Fish Pond
- ⇒ Completely private with mature garden and hedging

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