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**AUCTIONEERS &
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Brinny House, Brinny, Innishannon, Co. Cork

A superb 4 bedroom family home of 3,000 sq. ft. nestled in a leafy setting which is only 2.5 miles from the village.

Guide Price: € 525,000

GROUND FLOOR

ENTRANCE HALL 5.24m (17'2") x 2.76m (9'1")

LIVING ROOM 5.57m (18'3") x 5.24m (17'2")

DINING ROOM 4.13m (13'7") x 3.45m (11'4")

KITCHEN_DINING AREA 6.73m (22'1") x 3.45m (11'4")

UTILITY ROOM 3.45m (11'4") x 3.19m (10'6")

TOILET 1.81m (5'11") x 0.72m (2'5")

SITTING ROOM 5.22m (17'2") x 3.49m (11'5")

SUN ROOM 5.22m (17'2") x 3.19m (10'6")

BOILER HOUSE 3.19m (10'6") x 1.81m (5'11")

DETACHED GARAGE 4.49m (14' 9") x 4.95m (16' 3")

FIRST FLOOR

BEDROOM 1 4.40m (14'5") x 3.67m (12'1")

MASTER BEDROOM 4.74m (15'7") x 4.29m (14'1")

BEDROOM 3 4.76m (15'7") x 3.33m (10'11")

EN-SUITE BATHROOM

FAMILY BATHROOM 2.66m (8'9") x 2.03m (6'8")

AIRING PRESS 1.56m (5'1") x 1.40m (4'7")

BEDROOM 4 4.54m (14'11") x 3.48m (11'5")

SECOND FLOOR

OFFICE / STUDY 7.77m (25' 6") x 4.11m (13' 6")

BATHROOM 2.89m (9' 6") x 4.11m (13' 6")



This spacious light filled residence represents a wonderful opportunity for a growing family to secure not just a home but a lifestyle property also. Once you turn the corner at the end of the floodlit tree lined drive you leave the world behind. Skirted by mature shrubs and trees you have complete privacy, yet the kids can walk to football training as the local pitch is only 300m away.

The classic proportions and intelligent design combine to provide a casual yet polished ambience



that is bathed in perfect southerly aspect sunlight for most of the day. Accommodation includes 4 reception areas, the attic has been converted to an office/study, all the bedrooms are on the first floor and the garage is detached. The village is only 2.5 miles away, Bandon is 3.5 miles, Kinsale 10.5 miles and the airport is only 14 miles away.

Services: Private well, septic tank, oil fired central heating and broadband is available.



KITCHEN DINING AREA

The bespoke painted kitchen is refined and beautifully crafted, with solid timber doors in an in-frame design. The two large windows result in lots of light in this area, double doors lead to the dining room.



LIVING ROOM

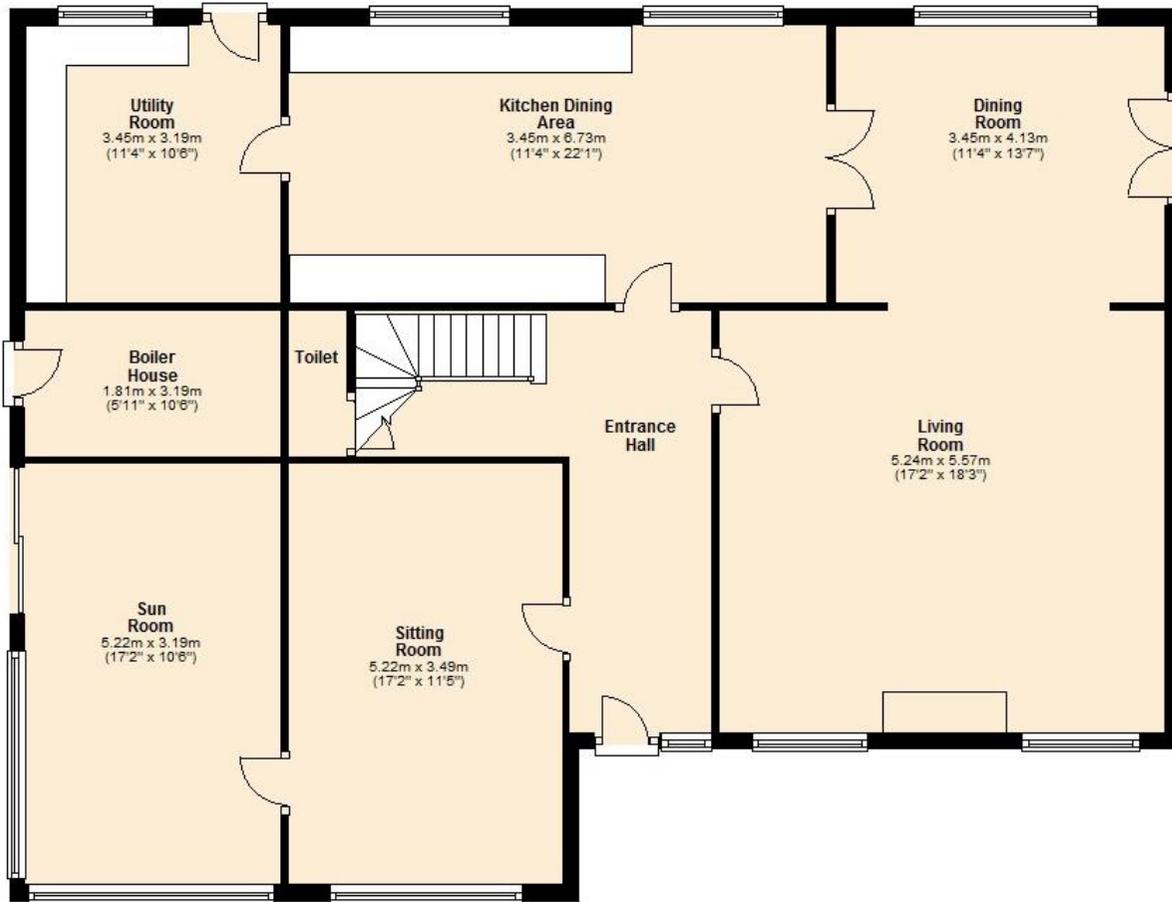
This is the largest room in the house, a large opening links it to the dining room and two large windows allow lots of light through, there is an open fireplace in a timber and marble surround, the floor is hardwood.



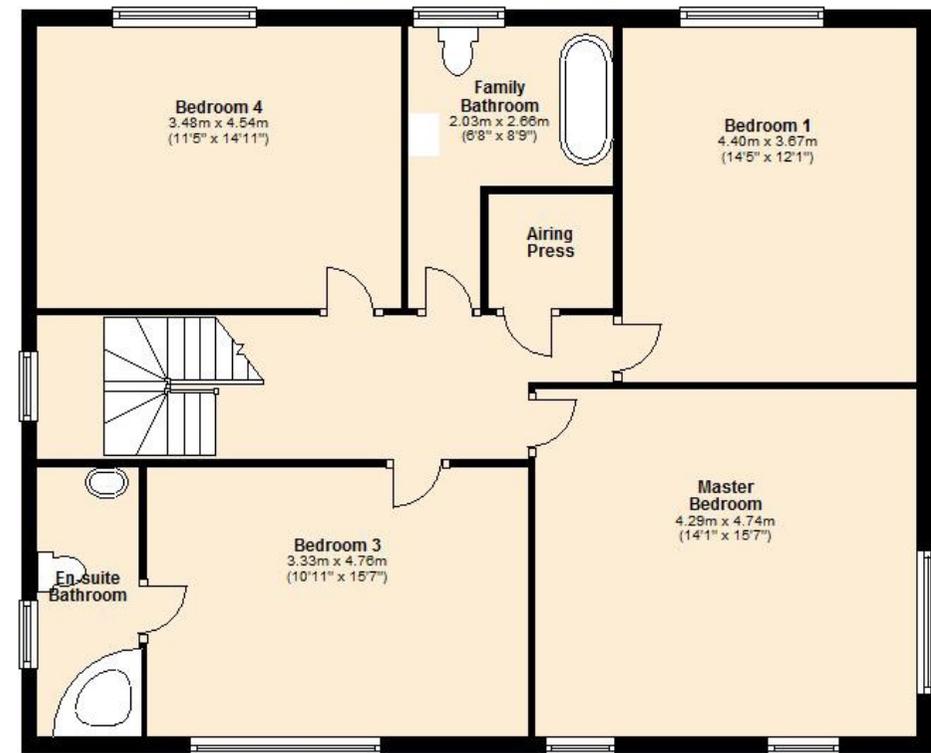
MASTER BEDROOM

This is one of four double bedrooms on the first floor, its corner position gives it a double aspect with panoramic views down the valley to the front, there is a large built in wardrobe and carpet on the floor.

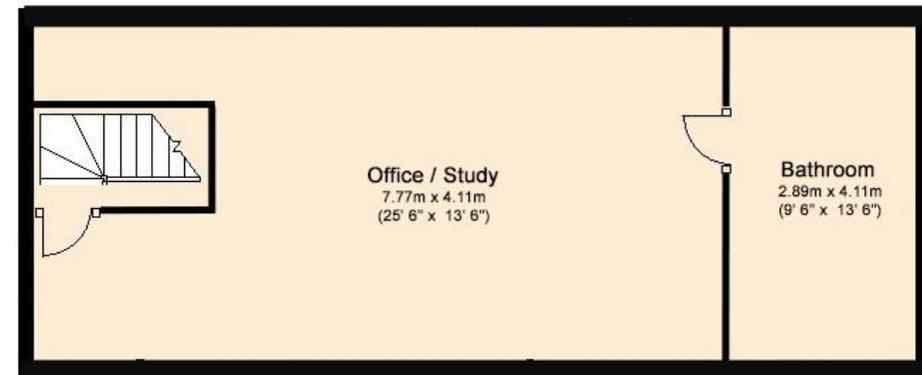
Ground Floor
Approx. 133.4 sq. metres (1436.4 sq. feet)



First Floor
Approx. 92.7 sq. metres (997.8 sq. feet)



Converted Attic Space
Approx. 45sq. metres



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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