

**"Redroof", Ballincrossig, Glanmire, Cork****BER C2**

Superb 5-bedroom family home (c. 2,000 sq. ft.) situated in Glanmire. The residence offers extremely spacious living accommodation throughout in a most convenient location to Glanmire village & Cork city. Due to its proximity to Cork city and all local amenities this is a rare opportunity to acquire a quality family home with a number of eye catching features in an excellent location. Viewing of this excellent property comes highly recommended and is strictly by prior appointment only with Irish and European.

**Irish & European**

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**"Redroof", Ballincrossig, Glanmire, Cork****Accommodation**

**Entrance Hall:** Semi- solid oak timber flooring, fitted burglar alarm, corniced ceilings, fitted radiator cover, smoke alarm.  
Under stairs Storage Unit.

**Kitchen:** 11øö (3.40m) x 21øö (6.65m)  
Semi- solid oak timber flooring, Fitted cream gloss kitchen units with walnut counter top. Integrated hob, oven, extractor fan, microwave, dishwasher, fridge and freezer. Fitted blinds. Spot lighting. Large Breakfast counter that sits 8. Phone Point, Phone for Intercom Services.





**Sun Room:**

7ø7ö (3.05m) x 10ø (2.34m)

Beech flooring, spot lighting, Velux windows, sliding door to rear garden, fitted blinds & curtains.

**Utility:**

6øö (1.61m) x 5øö (1.91m)

Tiled flooring, plumbed for appliances. Gas Boiler. Rear door access.

**Living Room:**

7øö (5.21m) x 11øö (3.59m)

Bay Window, Beech flooring, Fitted Fireplace with cast iron insert. Corniced ceiling, T.V. point, Fitted Display Cabinet, Fitted Blinds, Curtains excluded.

**Dining Room:**

11øö (3.38m) x 11ø1ö (3.38m)

## For Sale By Private Treaty

Beech Flooring, Bay Window, Fitted Blinds & Curtains, Corniced ceiling, Bay window, Corniced ceiling.

Guest WC, Tiled flooring, wc, whb, Fitted shower unit with retractable shower doors, Electric shower, chrome fitted towel rail, Corniced ceiling.

**Guest W.C:**

Tiled flooring, wc, whb, Fitted shower unit with retractable shower doors, Electric shower, chrome fitted towel rail, Corniced ceiling.

**Bedroom 5:**

15ø4ö (4.68m) x 9ø(2.76m)

Semi- solid oak timber flooring, Fitted wardrobes, Fitted Blind & Curtains, French doors to rear garden. Spot Lighting.

**Bedroom 6/ Office:**

7ø2ö (2.18m) x 11ø4ö (3.46m)

Semi- solid oak timber flooring, fitted wardrobe, spot lighting, fitted blinds.

**1<sup>st</sup> Floor**

Stairs & Landing, Carpet Flooring, Hot Press.

**Accommodation:**

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**Bedroom 1:**

11ø9ö (3.38m) x 15ø2ö (4.63m)

Carpet Flooring, Velux Window, spot lighting, fitted blinds.

**Walk in Robe:**

5ø6ö x 6ø2ö, Walk in Wardrobe with fitted rails & shelving, velux window

**En-Suite:** Tiled suite, w.c, whb, fitted shower unit, fitted chrome towel rail.  
Velux window.

**Bedroom 2:** 10ø11ö (3.34m) x 9ø5ö (2.85m)  
Carpet flooring, fitted wardrobe, Velux window.

**En-Suite:** 7ø2ö x 7ø4ö, Tiled flooring, w.c, whb, with storage unit.  
Bath with electric shower and shower door. Fitted blinds.

**Bedroom 3:** 10ø7ö (3.24m) x 14ø6ö (4.40m)  
Carpet flooring, Velux window, fitted blind, fitted storage unit &  
wardrobe.



**En-Suite:** Tiled suite, w.c, whb, fitted shower unit with electric shower.  
Velux window

**Bedroom 4:** 9ø8ö (2.96m) x 5ø9ö (1.80m)  
Carpet flooring, velux window.

# For Sale By Private Treaty

## Grounds:

The property has the benefit of a secure and electric gated entrance served by an intercom service. The front of the property consists of a tarmac driveway. To the rear one finds a mature lawn and shrubbery, with patio off sun room ideal for those summer barbeques. The property has well defined boundaries.

## Services Heating

Mains Water, Mains Sewerage.  
Oil Fired Central Heating.



## Some Features

Superb location within walking distance to Glanmire village.

Within 5 mins drive of Jack Lynch Tunnel.

Spacious living accommodation throughout.

Private garden to rear.

Secure gated entrance.

Newly installed cream gloss kitchen by Chris Keating Kitchens with integrated appliances.

Double Glazed UPVC windows throughout with a number of Velux windows offering great light to upstairs accommodation.

## Directions

From Cork city, travelling on Tivoli Dual Carriageway, at the roundabout, take the first exit for Glanmire and proceed into Glanmire village. Passing the Garda station proceed to Riverstown Cross Road and turn left at the traffic lights. Proceed up Barnavara Hill and at the first cross road, turn right and the property is the first on the right-hand side.

### Negotiator:

Robert O'Keeffe

### Viewing:

Viewing strictly by prior appointment only.

### Price:

€ 390,000

### BER:

BER: C2 BER No.109813121 Energy Performance Indicator:176.78 kWh/m<sup>2</sup>/yr