

For Sale

Asking Price: €425,000

Sherry
FitzGerald
O'Donovan



Prap Cottage, Prap, Kildinan,
Co Cork.
T56V624.

BER B2

sherryfitz.ie



Sherry FitzGerald O Donovan are excited to offer for sale this substantial 4 bedroom detached property to the market in excellent condition throughout. The property is set in the most scenic countryside location with uninterrupted views over the Bride Valley.

The living accommodation extends to approximately 256 sq. m. of functional living space with a large open plan kitchen/dining/living area, a substantial sized living room along with 4 double bedrooms (1 ensuite). The property also benefits from an attached garage accessed via a roller shutter door and a wraparound patio and covered pergola area ideal for entertaining.

Prap Cottage is set on a large mature site extending to approximately 0.96 of an acre of mature gardens with a westerly rear aspect. There is also the benefit of a concrete base in place for the provision of a garage/shed if required.

The property is located at the end of a cul de sac offering great peace and privacy, yet is within 7km of the villages of Rathcormac & Glenville and approximately 25 mins commute of Cork city.

BER BER To be confirmed, BER No. To be confirmed



Special Features & Services

- Private water supply
- Turnkey condition
- Westerly rear garden
- Patio area
- LPG gas central heating / back boiler.
- Private location

Accommodation

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|------------------------------------|--|
| Entrance Hall | 4.2m x 3.3m (13'9" x 10'10") Laminate flooring. Recessed lighting. Radiator with radiator cover. |
| Kitchen/Dining /Living Area | 10m x 3.5m (32'10" x 11'6") Tiled flooring. Wall and floor units with granite counter top. Recessed lighting leading to rear patio/ pergola area. Radiator. |
| Utility Area | 4.2m x 3m (13'9" x 9'10") Tiled flooring. Plumbed for washing machine and dryer. |
| Sitting Room | 6.2m x 6m (20'4" x 19'8") Timber flooring. Radiator. Recessed lighting. Featured stone fireplace with solid fuel stove with back boiler. |
| Bedroom 1 | 5.4m x 3.7m (17'9" x 12'2") Carpet flooring. Radiator. Recessed lighting. Double patio doors leading to patio area and garden. |
| Ensuite | 2.3m x 2m (7'7" x 6'7") Tiled flooring with wc., whb with vanity unit, electric shower, heated towel rail. |
| Walk in wardrobe | 2.4m x 1.9m (7'10" x 6'3") Carpet flooring. Radiator. Fully shelved. |
| Bedroom 2 | 4.7m x 3.6m (15'5" x 11'10") Carpet flooring. Radiator. Double patio doors leading to rear patio area. |
| Walk in Wardrobe | 2.1m x 1.2m (6'11" x 3'11") Carpet flooring. Shelved. |
| Bedroom 3 | 3.6m x 3.2m (11'10" x 10'6") Carpet flooring. Radiator. |
| Bedroom 4 | 4.5m x 3m (14'9" x 9'10") Carpet flooring. Radiator. |
| Main Bathroom | 2.5m x 2.7m (8'2" x 8'10") Tiled floor to ceiling. Radiator. Wc., whb., bath, electric shower. |
| Study Area | 3.4m x 3m (11'2" x 9'10") Carpet flooring. Radiator. |
| Garage | 4.1m x 2.8m (13'5" x 9'2") Roller shutter door. |













NEGOTIATOR

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SOLICITOR

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CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.
PSRA Registration No 003457