

For Sale By Private Treaty



Toonsbridge, Kilbarry, Macroom, Co. Cork. P12DR98.

BER B2

Irish & European present to the market this four-bedroom detached executive style residence (c.3,000 sq. ft.) set on a private site of c.0.6 acre within the picturesque setting of Toonsbridge.

Providing excellent living accommodation throughout this beautiful designed family home is finished to the highest of specification and possesses generous light filled rooms throughout. There is also the possibility to convert a detached garage to a granny flat flat/studio/apartment/office subject to FPP. The property is a mere 5-minute drive from Macroom, Cork City is within 40 mins drive.

It truly offers the discerning purchaser an opportunity to acquire a family home of substance. Viewing is by prior appointment only with the sole selling agent.



Price: €365,000

Irish & European

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Accommodation

Entrance Hallway:		Semi-solid oak timber flooring, fitted burglar control, corniced ceilings, fitted blinds, spot lighting & fitted smoke alarm.
Kitchen:	5.36m x 4.35m	Tiled flooring, large and spacious kitchen with fitted kitchen units at worktop & eye level with integrated larder unit, integrated double sink, integrated double oven, hob, extractor fan & fridge. Kitchen island breakfast counter with fitted units. Spot lighting, fitted blinds, smoke alarm. Open plan to lounge area.
Lounge:	6.82m x 5.11m	Oak semi-solid timber flooring, Natural stone fireplace with fitted stove. Fitted bar unit. Corniced ceilings, spot lighting, TV point.
Study/Office:	3.37m x 5.13m	Oak semi-solid timber flooring, Corniced ceilings, TV point, telephone point, fitted blinds. Stud wall dividing the study and playroom.
Playroom/Bedroom 5:	3.27m x 5.13m	Oak semi-solid timber flooring, Corniced ceilings, smoke alarm, fitted blinds.
Conservatory	4.06m x 3.88m	Oak semi-solid timber flooring, TV point, fitted blinds, double doors to garden.
Utility:	5.37m x 2.12m	Tiled flooring, fitted kitchen units & worktop, plumbed for appliances, fitted burglar alarm control, fitted heating control zone. Rear door access.
Shower Room:	1.98m x 2.62m	Fully tiled bathroom suite, wc, His & Hers whb, walk in shower with double shower head, fitted vanity unit, chrome heated towel rail, extractor fan.
First Floor Accommodation:		Stairs & Landing: Oak semi-solid timber flooring, stairs to attic, spot lighting, Walk in hot press with fitted shelving, 300 litre stainless steel vented water tank. Solar panel control system.
Bedroom 1:	4.42m x 5.31m	Oak semi-solid timber flooring, fitted blinds, telephone point, Tv point. Zoning heating control. Master En suite: 2.23m x 2.24m, Fully tiled en suite incorporating w.c. , whb with vanity unit & mirror. Shower unit with double headed shower, fitted chrome heated towel rail.

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Bedroom 2:	4.78m x 4.6m	Oak semi-solid timber flooring, TV point, telephone point, fitted blinds.
		En suite: 2.23m x 2.11m, Fully tiled en suite incorporating w.c. , whb with vanity unit & mirror. Shower unit with double headed shower.
Bedroom 3:	3.69m x 5.12m	Oak semi-solid timber flooring, TV point, telephone point, fitted blinds.
Bedroom 4:	3.72m x 4.7m	Oak semi-solid timber flooring, TV point, telephone point, fitted blinds.
Bathroom:	2.23m x 2.9m	Fully tiled bathroom suite, wc, His & Hers whb, Jacuzzi corner bath, separate shower unit with double shower head, fitted vanity unit, chrome heated towel rail, fitted blinds.



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Some Features

- Services: Private well water, Bio-cycle unit sewerage system, mains electricity & telephone.
- Heating: Duel Heating System incorporating Solid fuel with back boiler & Oil fired central heating (zoned)with Solar Panels for hot water consumption.
- Site of c.0.6 Acre site with well defined boundaries situated within Toonsbridge Village.
- Garage 9.5m x 7.70m, electric roller shutter door. Large storage area with single door entrance also.
- Built c. 2010, Fitted burglar alarm system with control panels at front and rear door.
- The beautiful Gearagh walkways are within easy access to the property.
- Macroom 5km, Ballincollig 34km, Cork 42km, Bantry 47km.

Directions

From Cork take the N22 to Macroom. On approach to Macroom town take the R584 (signposted Bantry) at Coolcour. Proceed for 6.4km to Toonsbridge Village. On entering the village follow the road right to Inchigeelagh and the property is situated on the left hand side with the agents sign displayed.Eircode: P12DR98.

Negotiator:	Robert O'Keeffe, Robert@irishandeuropean.ie
Solicitor in carriage of sale:	PJ Feeney Solicitor, George F. Daly Solicitors, Father Matthew St, Cork.
Viewing:	Viewing is strictly by prior appointment only, subject to current covid19 guidelines.
Price:	€365,000
Size:	273 m ²
BER:	BER: B2 BER No.113886998 Energy Performance Indicator:107.18 kWh/m ² /yr

