

**FOR SALE BY PRIVATE TREATY****9 St. Senans Terrace,  
Cloghroe,  
Co. Cork**

**Magnificent 3/4-bedroom family residence c.1,350 Sq. Ft. with garage and large south facing landscaped gardens to the rear. The property has several eye-catching features and has been decorated to the highest of standards by its current owners, a truly turnkey property. Benefiting from extremely spacious living and storage accommodation throughout, that is ideally suited to a young or mature family. The property is located within minute's drive of the educational and leisure amenities of Ballincollig, Blarney, Cloghroe, the Inniscarra Community Centre with its 45 acres of sporting and playing pitches and the Water Sports Centre on Inniscarra lake. Viewing is strictly by prior appointment only.**

## Accommodation:

### Ground Floor Accommodation:

**Entrance Hall:** Laminated timber flooring, smoke alarm. Phone watch alarm.

**Kitchen/ Dining Room:** 17ø x 12øö, 5.18m x 3.87m,  
Fitted linoleum Flooring, Fitted Kitchen units at worktop and eye level with tiled splashback, integrated hob, oven and extractor fan, Fridge, dishwasher included with sale. Fitted blinds & curtains, fluorescent lighting.



**Utility Off:** 16øö x 3øö, 4.91m x 1.14m,  
Plumbed for washing machine with fitted counter top

**Sun Room:** 11ø7ö x 13øö, 3.53m x 3.99m, Vaulted ceilings, south facing room  
Solid oak timber flooring, double oak doors with glass insert to TV room, fitted blinds. French doors to patio and rear garden. Spot lighting.



**Lounge:**

10ø x 15ø 4.57m x 3.05m

Laminated timber floor, feature fireplace with slate hearth and inset wood burning stove with tiled natural stone surround. T.V. Point. Fitted curtains.



**TV Room/  
Family Room:**

10ø4ö x 13ø11ö, 3.15m x 4.25m,

Solid Oak timber flooring, Velux window, TV point.



**Bedroom 1:**

11ø7ö x 12ø2ö, 3.54m x 3.72m,

**DISCLAIMER:** Note the above particulars are confidential and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Intending purchasers / lessees must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure. All reasonable offers will be submitted to the owners for consideration.

Solid Oak timber flooring, spot lighting, garden door to patio



**Master En Suite:** 10ø1ö x 6ø2ö, 3.08m x 1.89m,  
W.c, whb, shower unit, extractor fan, Velux window

**Study/ Bedroom 4:** 9ø8ö x 7ø6ö, 2.94m x 2.29m,  
Carpet Flooring, fitted curtains.

**Shower Room:** Beautiful suite, wc, whb, fitted chrome towel rail, shower unit with mira electric shower, Extractor fan.  
Hot Press with shelving space off.

### 1<sup>st</sup> Floor

#### Accommodation:

#### Stairs &

#### Landing:

Carpet Flooring, Spot Lighting, landing window.

**Bedroom 2:** 14ø10ö x 9ø11ö, 4.54m x 3.04m  
Carpet Flooring, Fitted wardrobe, fitted curtains,

**Bedroom 3:** 14ø10ö x 7ø8ö, 4.54m x 2.34m  
Carpet Flooring, fitted curtains, access to attic.

#### Features:

- House has recently been insulated, re-plastered, replumbed and repainted.
- Large driveway to front with garage to side.
- Good sized rear garden, fully enclosed.
- PVC Fascia & Soffit
- PVC Double Glazed windows throughout

- Convenient location to Cloghroe where there is an excellent bus service, Ballincollig and Cork City.
- Carpets , Curtains, Blinds & Light fittings included in carriage of sale.

**Gardens:**

The gardens boundaries are well defined. One finds a large south facing mature lawn to rear and an array of plants, trees and shrubbery. There is also a good sized enclosed wild flower bed. There is also an outside w.c. in rear garden.

**Heating:**

The property has the benefit of Oil Fired Central Heating.

**BER:**

BER: C1 BER No: 109518050

**Services:**

Mains Water, Septic Tank

**Title:**

We are advised the property is held on a freehold basis.

**Negotiator:**

Robert O'Keefe, E-mail: [Robert@irishandeuropean.ie](mailto:Robert@irishandeuropean.ie)

**Solicitor:**

Michael Mullane, McCourt Mullane & Co Solicitors, Midleton, Co. Cork

**Directions:**

From Cork City, take the Carrigrohane Road and at the end of the road turn right for Coachford. After passing the Anglers Rest take the Road right for Kanturk the R579. Proceed to Cloghroe passing Muskerry Golf Course, Cloghroe Church and the Wayside Bar. The property is situated c.100 yards on the left-hand side with the auctioneer's sign displayed.

**Price:**

€269,000