

For Sale By Private Treaty

**Willow Hill,
Minane Bridge,
Carrigaline,
Co. Cork.**

Three bedroom detached residence in need of refurbishment on c. 0.6 acre.



Located just 3km from Minane Bridge, this property comes to the market with the benefit of a host of sought after features. Whilst needing total refurbishment throughout, this residence stands on a very well defined site of c. 0.6 acre which provides picturesque views of the surrounding countryside. The property is strategically located approximately 3.75 km from Carrigaline and within easy distance of Cork City. Viewing comes highly recommended to any discerning purchaser who is seeking a property which can be transformed into an ideal family home.

Accommodation:

Entrance Hall:

Sitting Room: 10'1ö (3.08m) x 16'6ö (5.04m)
Solid fuel stove.

Kitchen: 5øö (1.77m) x 8'1ö (2.58m)
Door to side garden.

Bedroom 1: 13'4ö (4.16m) x 10øö (3.25m)
Solid fuel fireplace.

Bedroom 2: 8øö (2.64m) x 14ø1ö (4.29m).

Bedroom 3: 8øö (2,64m) x 9ø7ö (2.93m).

Store House: Block built (Located to side of main residence).

Grounds: The property stands on a pleasant mature site of c.0.6 acre which provides the majority of its grounds to the side of the residence. Its boundaries are well defined by stake and wire fencing to its sides and rear and by mature roadside ditch to its front.



Services: Services to the property include Private well water supply and electricity connection.

Title: Freehold title.

BER Details: BER: G BER Number:109232447
Energy Performance Indicator: 650.8kWh/m²/yr

Heating: This property does not enjoy the benefit of any internal heating system.

Price: **Offers in the region of €125,000**

Agent: TJ Cronin Tel: 086 8345211 or email tj@irishandeuropean.ie.

Solicitors:

Colm O Rourke, Ahern Roberts O'Rourke Williams & Partners,
The Old Rectory, Cork Road, Carrigaline, Co. Cork.

Directions:

From Carrigaline town centre, continue along the main street and as road turns around right hand corner (at Corner House Pub) continues straight up hill. Proceed straight for c. km along.



Eircode:

P17FT04

Viewings:

Viewing Strictly by Appointment with the Selling Agents. To arrange a viewing, please contact 021 4277606 or email info@irishandeuropean.ie.