

## Carbertytown, Glounthaune, Cork

**BER D2**



ERA Downey McCarthy are delighted to present this wonderful 4/5 bed detached bungalow to the market. The property is situated on an elevated one third of an acre site, in an idyllic countryside location, with panoramic views out over the surrounding hinterland.



€350,000

PSRA Licence No. 002584

## Accommodation

- Porch  
An open porch allows access to the front door. A solid teak door with side glass paneling, this door leads into the hallway.
- Reception Hallway      3.6m x 2.53m  
A t-shaped hallway with another measurement of: 9.62 x 0.86  
This hallway stretches the entire length of the house. The bedrooms are on the left and the living areas are on the right. It is a very well laid out bungalow with glass panel doors leading into all living rooms.
- Front Living Room      4.71m x 4.05m  
A very spacious living room with one window to the front of the property. The room has a feature cast-iron fireplace, one radiator, centre light fitting and carpet flooring. A very bright spacious room.



- Kitchen      4.28m x 3.38m  
A very well appointed kitchen with solid fitted units at eye and floor level. One large window overlooks the back garden that is quite bright and South-facing. Features include a fitted stainless steel sink, plumbing for a dishwasher, space for an electric oven and gas hob. The room has timber panel ceiling and vinyl flooring, one radiator and two light fittings.



- Utility Room      2.82m x 2.1m  
A door leads out to a utility room. This utility room is quite ample and spacious with space for a fridge freezer, washing machine and drier. The room has space for some storage

presses and cupboards, one window overlooks the back of the property and solid teak and glass panel door leads out to the back of the property. Features include a tile floor, radiator, smoke detector and a centre light fitting.

- Guest W.C                      2.84m x 1.41m                      Features include one W.C, one wash hand basin, fitted unit, mirror, shaver light, light fitting and extractor fan.
- Bedroom 5/Office/Study                      4.02m x 3.04m                      This room has two windows that allows in extensive natural daylight. One window faces the front of the property and the other faces the side. Features include timber panel floors, timber panel ceiling, one radiator and a centre spotlight fitting.
- Dining Room                      3.65m x 3.13m                      A very bright room with a cast-iron fireplace, one centre light fitting and a radiator. Double glass panel doors allow access into the sun room and these doors also allow in natural daylight. The room is finished with semi-solid wooden flooring and attractive décor.
- Sun Room                      2.63m x 3.8m                      A lovely sun room with a beautiful view of the garden. The room is fully enclosed with PVC double glazed windows and a PVC sliding patio door leads out to the rear patio area at the back of the property. It is finished with a semi solid wooden floor and timber panel walls.
- Bedroom 1                      4.51m x 3.3m                      A good spacious double room with one window overlooking the front of the property. The bedroom has storage units that go over the bed, fitted bedroom wardrobes, one radiator, a centre light fitting, one television point, power points and a laminate wooden floor.



- En Suite                      The en suite contains a fitted shower cubicle with sliding shower doors, a shower off the mains and a fully tiled shower area. Features of the room include on W.C, one wash hand basin and one bidet. The en suite also has one radiator, one window, a globe light fitting and a tile floor.

- Bedroom 2                      3.13m x 3.01m                      Another double bedroom with a window overlooking the front of the property. This room has a fitted wardrobe, one centre light piece, one radiator and a laminate wooden floor.
- Bedroom 3                      3.13m x 2.57m                      A double bedroom with one window overlooking the rear of the property. The room has space for a wardrobe, one radiator, one centre light fitting and carpet flooring.
- Bedroom 4                      3.3m x 2.58m                      A double bedroom with a fitted wardrobe and one window overlooking the back garden. The room has one radiator, one centre light fitting and a laminate wooden floor.
- Main bathroom                3.25m x 1.96m                      This bathroom also houses the hot press which has a fitted tank and some shelving. The bathroom has one bath with a Mira Elite electric shower over the bath. There is a fully tiled wall around the bath, fully tiled floor, one W.C, one wash hand basin, one radiator and a fitted bathroom cabinet. Other features include an extractor fan, one centre light fitted and a frosted window that overlooks the back of the property.

## Features

- 1,500 Sq. Ft. Approx.
- Built in 1984
- Oil Fired Central Heating
- 4 Spacious double bedrooms
- Master Bedroom en suite
- Bed 5 / Office / study / Playroom
- Fantastic South Facing Rear Garden
- Very private site, not overlooked
- One Third of an acre

## Directions

Pass on Cois Cuain into the country side and the road veers to the left. Take the first left and when you are in Carbertown the road veers to the right. This house is on the left hand side as you straighten up on the road it is about the third or fourth house on the left.

Please see Eircode



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