

FOR SALE BY PRIVATE TREATY**4 Laureston Court,
Tower,
Blarney,
Co. Cork.**

Irish and European are delighted to present this 4 bedroom semi-detached residence (c. 1,588 sq. ft.). The property has recently been extended and offers extremely spacious living accommodation throughout, in one of Tower's most popular estates. The property boasts a very strong C1 BER rating and enjoys a very convenient location to Cork City, Blarney, Cloghroe, Ballincollig and all local amenities. The property is also on the 215 Orbital bus route. The property represents an excellent opportunity for the discerning purchaser to acquire a superb family home. Viewing of this magnificent property comes highly recommended and is strictly by prior appointment only.

Accommodation:**Entrance Hall:**

Tiled Flooring, Fitted Burglar Alarm, Spot Lighting, Floor to Ceiling Internal Window Feature between hall and Kitchen

**Sitting Room:**

16ø8ö x 11ø10ö

Oak timber flooring, fitted marble fireplace, fitted blinds and curtains, coved ceiling and TV point.



Kitchen/Lounge:

21ø6 x 20ø6

Beautifully designed and light filled double height kitchen extension with Tiled porcelain flooring, cream fitted kitchen units at worktop and eye level with tiled splashback. Integrated induction hob, integrated double oven and dishwasher, extractor fan, granite worktops and fitted double sink unit. Large island unit with storage and under mounted Seating area. Spot lighting with exposed timber beam and high ceilings with 2 large velux windows, French doors to rear patio. TV Point.

**Dining Room:**

13ø6 x 11ø16

Walnut flooring, spot lighting



- Utility:** 11ø10ö x 4ø
Tiled flooring, fitted shelving, plumbed for appliances, fitted coat hangers
- Master Bedroom:** 19ø11ö x 11ø2ö
Incorporating master walk in robe, laminated timber flooring, fitted curtains.
Walk in robe fitted shelving and rails.
Master en-suite with frosted window ó fully tiled en-suite, W.C., WHB, fitted shower unit with Triton Electric Shower
- Bedroom 2:** 11ø x 10øö
Laminate timber flooring, fitted curtains
- Bedroom 3:** 8ø5ö x 10øö
Laminate timber flooring, fitted curtains
- Bedroom 4:** 7ø11ö x 10øö
Laminate Timber flooring, fitted curtains
- Bathroom:** Fully tiled 3 piece suite, fitted shower door with shower. Access to attic.
- BER:** **BER: C1 BER Number:** 107877268
Energy Performance Indicator: 162.9kWh/m2/yr
- Heating:** Gas Fired Central Heating
- Services:** Mains Water, Mains Sewerage
- Features:**
- The property has extremely spacious living accommodation throughout benefiting from a large extension to the rear comprising of the kitchen lounge area and the master bedroom built in c. 2010.
 - Situated in one of Towerø's most popular estate in a quiet cul de sac setting.
 - Presented in turn key condition throughout
 - Situated within walking distance to Tower Village where one finds all the conveniences of modern living
 - Situated within walking distance to a bus stop that enjoys an excellent service to Blarney, Blackpool, Cork City & Mahon Point Shopping Centre.
 - Excellent family, starter or trader down home.
 - Within easy access to Ballincollig, Cloghroe, Blarney & Kerry Pike National Schools.
 - UPVC Double Glazed tilt and turn windows
 - Double Parking to the front of property in driveway



Title: Freehold

Price: €235,000

Negotiator: **Tel:** Robert O Keeffe **086-2469204** **Email:** robert@irishandeuropean.ie

Directions: From Cork City, take the Carrigrohane Road and at the end of the traffic lights turn right for Blarney. Pass the Anglers Rest Bar. At the next junction take the exit for Cloghroe/Blarney. At Cloghroe Church turn right and pass Cloghroe Stores drive as far as Tower village and at the petrol station turn left and proceed up the Kerry Road. Laureston is the second park on the left hand side. On entering the park drive straight in, taking the first left and then right, the property is on your left hand side with the agents sign displayed.

Viewing: **Strictly by appointment with sole agents**