

For Sale by Private Treaty**An Tigin, Coolgreen, Upper Glanmire, Co Cork T23 P924**

An Tigin offers the best of quiet rural living in a modern, energy efficient home. Built originally in 1999 the property was extensively renovated and extended in 2015 with an architecturally designed single storey extension with the wow factor.

Finished with the finest fixtures and fittings An Tigin has everything a family would want in a home with two reception rooms, four generous bedrooms and the now necessary home office.

An Tigin is located approx. 4km from Sallybrook, Glanmire and 8km from Ballyvolane Shopping Centre. The property is within the caption area for Glanmire schools and is on a school bus route.

DETACHED HOUSE**4 BED - 3 BATH****216.6 sqm / 2,332 sqft**

Agent: Suzanne Tyrrell
Phone: 086 607 9200

Viewings Strictly By Appointment



ACCOMMODATION

Entrance Hall

Impressive 'Spitfire' Aluminium Front Door opens into a double height hall with marble tiled floor and white oak stairs.

Guest WC

With wc and wash hand basin incorporated in an attractive vanity unit.

Utility Room (3.06m x 2.0m)

Fitted well with full length storage and counter space, sink, plumbed for washing machine and dryer.

Open plan Living Area with Lounge, Kitchen and Dining Room Forms the impressive recent extension to the home with 'Amtico' tiled floor covering with underfloor heating and extensive Timber/Alu window installations with three large sliding doors opening onto a covered patio area.

Living Room (4.7m x 6.0m)

With feature high ceilings. Wood burning stove, granite hearth.

- **Kitchen/Dining (6.5m x 4.7m)**
- Fitted eye and floor level 'Leicht' bronze
- concrete kitchen units with glass worktop to the
- island. Integrated fridge freezer and dishwasher,
- wine fridge electric hob and two ovens –
- a conventional oven and a steam oven.
- **Living Room (3.5m x 4.8m)**
- With Laminate floor covering, solid fuel stove.
- **Master Bedroom (4.7m x 3.6m)**
- With carpet floor covering.
- **En-suite (2.5m x 2.0m)**
- Tiled floor to ceiling with large walk-in shower,
- wc and wash hand basin.
- **Dressing Room (4.8m x 3.6m)**
- L shaped room well fitted with hanging and
- shelving.
- **First Floor**
- **Bedroom 1 (3.7m x 3.0m)**
- Double room with polished timber floor
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Bedroom 2 (3.9m x 2.9m)

Double room with polished timber floor

Bedroom 3 (3.9 m x 2.9m)

Double room with polished timber floor

Bathroom

Tiled floor to ceiling, wc, vanity unit with sink and drawers, shower and free standing bath.

Storage cupboard
Office (1.6m x 2.0m)
Outside/Features

- > Site 0.75 acres approx. with great privacy
- > Paved Patio area with south/west aspect
- > Block built shed/out house with double doors
- > Bio-cycle unit (installed 2015)
- > Electric gates
- > Pressurised water system
- > Oil fired central heating
- > Solar Panels

Solicitor: Mr. Colm O'Riain, Michael Powell & Co.,
Solicitors, 2nd Floor, No. 5 Lapps Quay, Cork.
Tel: (021) 4270451





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