

FOR SALE BY PRIVATE TREATY**Coolflugh,
Tower,
Blarney,
Co. Cork.**

Beautifully presented 4 bedroom family home (c. 1668 sq.ft.) on private mature grounds. The property comes in turnkey condition and offers generous living accommodation and beautifully maintained gardens. The property is situated within walking distance to local schools shops and churches and is conveniently located to Ballincollig and Blarney and a mere 15 minutes from Cork City. Viewing of this excellent family home comes highly recommended and is strictly by prior appointment only.

Accommodation:

Entrance Hall:

Oak timber flooring, spot lighting. Telephone point, hot press, fitted shelving with railing. Radiator in hot press.



Living Room:

12ø6ö x 18ø8ö (3.83m x 5.56m)

Oak timber flooring, fitted blinds, corniced ceilings. Fitted stone with cast iron surround and varnished timber surround with marble heath, tv point.



Kitchen/Dining Room:

12ø7ö x 18ø8ö (3.83m x 5.56m)

Tiled flooring, fitted kitchen units at worktop and eye level. (Stove and kitchen appliances excluded, dresser unit included)



Utility:

8ø8ö x 6ø6ö (2.64m x 1.98m)

Tiled flooring, fitted worktop unit, and fitted storage units. Rear door access and wired for burglar alarm ó downstairs only. (Appliances excluded)

Lounge:

12ø7ö x 12ø1ö (3.83m x 3.68m)

Oak timber flooring, fitted blinds.

Bedroom 4: 6ø1 ö x 12ø1 ö (1.82m x 3.68m)
Fitted blinds and carpet flooring.

Bathroom: 5ø7 ö x 8ø (1.70m x 2.43m)
Fully tiled suite, WC, WHB, fitted bath, fitted blind. Retractable shower door with mira electric shower. Shaving light over mirror. Dimlex overhead heater.

1st Floor

Accommodation:

Landing: Bright spacious landing, 2 velux windows, hot press lagged and shelved.

Master Bedroom: 18ø4 ö x 12ø2 ö (5.58m x 3.70m)
Varnished timber flooring, fitted blind.
En-suite: tiled flooring, w.c., WHB, fitted shower unit with mira electric shower. Velux window, dimplex overhead heater, shaving light over mirror.

Bedroom 2: 10ø3 ö x 15ø (3.12m x 4.57m)
Varnished timber flooring, fitted blinds.

Bedroom 3: 8ø1 ö x 14ø1 ö (2.71m x 4.54m)
Varnished timber flooring, 2 velux windows, access to attic.

Features:

- 8ø5 ö ceilings
- Property is presented in immaculate condition
- Situated within walking distance to Tower Village, Cloghroe National School, Church, Post Office and Bus stop
- Regular half hour bus route to Cork City and Mahon Point.
- Spacious living accommodation
- Beautifully landscaped gardens with large lawns
- Ample parking for cars
- Ballincollig and Blarney 5 minute drive, Cork City 15 minutes

Services: Mains water and sewer

Garden: The property consists of beautifully appointed gardens with manicured mature lawns, plants trees and shrubbery. The driveway sweeps to the rear of the property that has a good sized block built storage shed (8ø8 ö x 10ø6 ö)



Heating: Oil fired central heating

BER: **BER: C3 BER Number: 107670572**
Energy Performance Indicator: 209.77kWh/m²/yr

Title: Freehold

Price: €320,000

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

Solicitor: David Clayton, James Riordan & Partners, 89/90 South Mall, Cork.

Viewing: Strictly by prior appointment only

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 the property is situated on the top of the hill on right hand side with the auctioneers sign displayed.

