

FOR SALE BY PRIVATE TREATY

**Fergus,
Dripsey,
Co Cork.**

Substantial Family Home On c. 0.66 acres



Magnificent 5/6 bedroom Family residence (c.3.500 Sq. ft.) on an elevated site of c. 0.66 acres with beautifully landscaped gardens overlooking Dripsey River in a quiet cul de sac setting. The residence offers extremely spacious living accommodation throughout in a most beautiful and private setting. The property enjoys a very convenient location to Cork City, Ballincollig, Macroom, Coachford, The Water Sports Centre on Inniscarra Lake and all local and essential amenities. 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 with the sole selling agents.

Accommodation:

Ground Floor Accommodation:

- Porch:** Fitted timber flooring, fitted curtains, beautiful views of front garden & Dripsey River.
- Entrance Hall:** Fitted carpet flooring, Vaulted ceilings, Cloakroom, Storage Room/Hot Press with fitted shelving & Clothes Rail.
- Lounge:** 11øö x 21ø7ö (3.73m x 6.6m)
Fitted Semi-Solid timber flooring, Coved Ceilings, Cast iron fireplace with black wooden design surround and marble hearth, TV Point, Fitted curtains, Fitted Wall mounted lighting.



- Dining Room:** 17ø x 11øö (5.18m x 3.57m)
Timber flooring, Bay Window with beautiful River Views, Fitted Pine Dresser.



Family Room: 10ø x 13øö (3.04m x 4.06m), Lower level
 11ø9ö x 8ø7ö (3.73m x 2.67) Upper level
 Split level room, Fitted timber flooring to lower level, Fitted carpet flooring to upper level, Fitted curtains, TV Point, Vaulted ceiling to lower level.

Kitchen: 15ø8ö x 8ø9ö (4.82m x 2.74m)
 Fitted kitchen units at worktop and eye level with tiled splash back. Integrated dishwasher, Fridge Freezer & Extractor fan. Matching island unit with integrated hob and overhead extractor fan. Coved ceiling.



Conservatory: 12ø8ö x 18ø8ö (3.90m x 5.58m)
 Fitted tiled flooring, French doors to patio. Beautiful room with extensive glazing, timber panelled ceilings and views of rear garden. 2 Large Velux windows and fitted shelving.



Utility: Off kitchen, 11ø x 11ø7ö (3.37m x 3.57m)
 Fitted linoleum flooring, Fitted units at worktop and eye level with tiled splashback and Belfast sink, Plumbed for appliances. Rear door access with pet door.

Family Bathroom: 11ø6ö x 6ø6ö (3.55m x 2.03m)
 Tiled flooring with beautiful Ash timber panelling, wc, whb, Bath with marble surround, fitted shower unit with tiled splashback, extractor fan.

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- Bedroom 1:** 11ø6ö x 10ø9ö (3.55m x 3.35m)
Fitted carpet flooring, fitted wardrobes, fitted curtains
- Bedroom 2:** 11ø6ö x 13ø8ö (3.55m x 4.06m)
Fitted carpet flooring, fitted wardrobes, fitted curtains
- Bedroom 3:** 10ø x 11ø9ö (3.04m x 3.65m), Split level room
Timber flooring, beautiful river and garden views, high ceilings.
Dressing Area: 7ø4ö x 12ø9ö (2.28m x 3.95m)
Fitted carpet.

**First Floor
Accommodation:**

Stairs & Landing: Varnished timber flooring, 2 large velux windows.

Bedroom 4: 16 x 16ø2ö (4.95m x 4.88m)
Varnished timber flooring, Large spacious room with double aspect, bay window with stunning river and garden views, Large velux window to rear.
Walk in robe with varnished timber flooring, fitted rails & Shelving.



Bed 4 en Suite: Varnished timber flooring, W/C, WHB, velux window.

Bed 5: 9ø6ö x 12ø4ö (2.95m x 3.78m)
Varnished timber flooring, fitted wardrobe, fitted study desk and drawers.
Fitted window seat with under mounted storage. Beautiful River views form bay window.

Bed 6: 9ø6ö x 13ø9ö (2.95m x 4.26m)
Varnished timber flooring, Fitted window seat with under mounted storage.
Beautiful River views form bay window.

Office: 9ø6ö x 6ø7ö (2.95m x 4.26m)

Varnished timber flooring, fitted shelving, velux window, access to attic.

Shower Room:

9ø6ö x 6ø7ö (2.95m x 2.06m)

Varnished timber flooring, W/C, WHB Fitted shower unit with Mira electric shower.

Grounds:

A gardener's paradise such is the plethora of plants such as herbaceous and rock plants. Trees such as birch, Mountain Ash, Beech, Willow, Maple & Alder trees and shrubby plants integrated into the garden include Camellia, Azalea, Broom Peony, Hydrangea & Rhododendrons that have been lovingly cared for by the property's present owners. The property enjoys the benefit of spectacular river facing views of the surrounding countryside. To the rear one finds a south facing aspect with tiered garden to rear with mature lawn accessed via concrete steps. A beautiful natural stone wall surrounds the sun trapped patio area with barbecue area. The garden is also the home to a market garden with a regular crop of potatoes, Brussel sprouts, cauliflower, broccoli and broad beans. For the animal lovers there is a sizeable dog run that may need some upgrading. Three external taps are strategically placed around the garden.





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**Storage
Shed/Garage:**

Fitted Shelving

**External Utility
Room:**

Block built with tap and 3 double sockets, fitted shelving.

Features:

- The property enjoys immense privacy and is within easy commuting distance to Cork City, Ballincollig and Macroom.
- Long sweeping tarmacadam driveway leading to a tranquil setting enjoying magnificent undisturbed countryside and river views.
- Detached shed/storage unit
- Double glazed windows throughout
- Spacious living accommodation throughout
- Superb family home within easy access to both Dripsey & Coachford National Schools, Coachford Secondary School & Coachford Childcare Centre
- Broadband is currently provided by Three and upgrading of existing facilities in the area are due to commence.

BER:

**BER: C1 BER Number: 108628330
Energy Performance Indicator: 166.71 kWh/m²/yr**

Eircode:

P12X680

Services:

Water own well, Septic Tank.

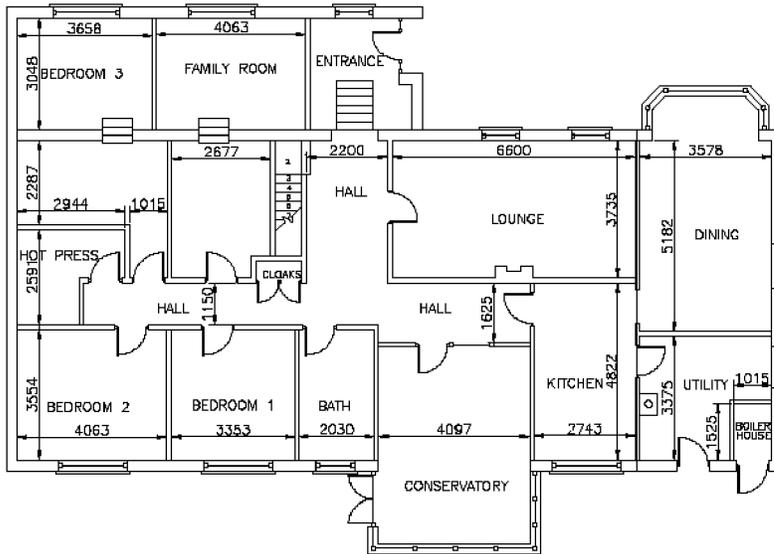
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- Heating:** Oil fired central Heating
- Title:** Freehold
- Price:** €410,000.
- Negotiator:** Robert O Keeffe, E-mail: Robert@irishanduropean.ie
- Directions:** From Cork City, take the Carrigrohane Road and at the end of the road take a right turn at the traffic lights passing the Anglers Rest bar. At the next junction stay on the Coachford Road the R618 passing Inniscarra Lake and Griffin's Garden Centre. On entering Dripsey Village keep left and proceed over Dripsey Bridge continuing on the Coachford Road, turn left at the crossroads (signposted Kennedys Garden centre). Proceed for 0.2km and take the first road left. Proceed for 0.8km and the entrance to the property is on your right hand side with the agents sign displayed.
- Viewing:** Strictly by prior appointment only with the sole selling agent.
- Solicitor:** Declan Barry, George Mills & Co. Solicitors, 27 Washington Street, Cork.





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OUTLINE SPECIFICATIONS

GROUND FLOOR:-
150mm CONCRETE SLAB ON DPM ON MIN. 150mm hardcore.

FIRST FLOOR:-
20mm TAG FLOORING ON 225x44mm JOISTS @ 400mm o.c. INSULATION LAD BETWEEN JOISTS.

EXTERNAL WALLS:-
GENERALLY SMOOTH PLASTER ON 300mm CAVITY WALL WITH FULL-FILL POLYSTYRENE INSULATION. BRICK OR NATURAL STONE ELEMENTS EXTERNAL LEAF TO AREAS SHOWN ON ELEVATIONS.

ROOF:-
SYNTHETIC SLATE ON 50x38mm BATTENS ON BREATHABLE MEMBRANE ON 100mm RAFTERS AND COLLARS @ 400mm o.c. INSULATION LAD WITHIN.

INTERNAL PARTITIONS:-
GROUND FLOOR:-
100mm BLOCK ON EDGE WALLS WITH PLASTER TO ALL VISIBLE SURFACES.
FIRST FLOOR:-
100mm STUD PARTITION WITH 12.5mm PLASTERBOARD AND SKW FINISH TO ALL VISIBLE SURFACES.

WINDOWS:-
BROWN WOODGRAIN DOUBLE GLAZED WINDOWS.

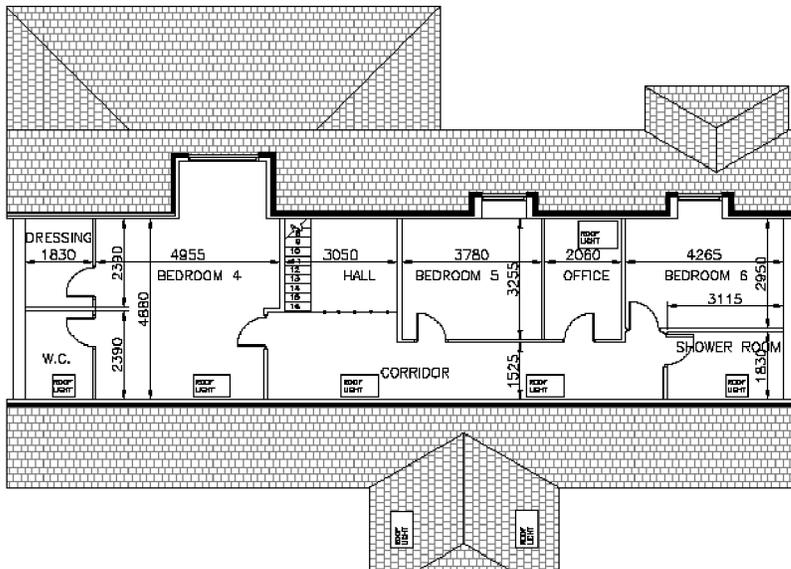
DOORS:-
TEAK EXTERNAL DOORS.

EAVES:-
BROWN PVC SOFFIT AND FASCIA COMPLETE WITH VENT SLOTS.

RAINWATER GOODS:-
BLACK PVC GUTTERS AND DOWNPIPES.

GROUND FLOOR PLAN

Area = 226m² (2432.64 sq.ft)



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FIRST FLOOR PLAN

Area = 103m² (1108.69 sq.ft)

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