

## Toureen North, Burnfort, Cork

**BER** C2



**Wonderful 2,500 sq. ft. family home on a large site of almost one acre ! ERA Downey McCarthy are most pleased to present this exquisite six bedroom detached house set on a fabulous site in a tranquil countryside location. The site is very well landscaped and very private and this lends itself to peaceful country living.**



**€300,000**

PSRA Licence No. 002584

## Accommodation

- Porch 1.52m x 1.51m

A teak and glass panel front door leads into the porch. The porch has two picture windows one either side, high ceiling, light fitting and an attractive tile décor floor. A solid teak door allows access into the dining room.

- Dining Room 4.25m x 4.03m

One large window overlooks the front while another overlooks the side. The room has two radiators one with an attractive cover and a semi solid maple wood floor. An opening allows access into the kitchen and onto the utility area. Double doors lead from the dining room into the lounge.



- Lounge 8.37m x 4.25m

This long and spacious room has a feature fitted stove and double French doors lead out to the front patio area. On the other side of the room we have two windows one to the front and one to the side. Features include two centre light fittings, one radiator, a radiator cover and a semi-solid maple wood floor throughout. Double doors lead back to the kitchen/dining room.



- Kitchen 6.48m x 2.18m

A very well fitted kitchen with L-shaped units at both eye and floor level. The kitchen has space for a electric cooker, integrated dishwasher, stainless steel sink, a window with a fitted blind, spotlight fittings and a breakfast bar. Other features include

one radiator, a tile floor in the kitchen area and the tile floor leads into the utility room.



- Utility Room 2.92m x 2.47m

A very spacious utility with another bank of units here with fitted presses at floor and eye level. The utility room has plumbing for a washing machine and a stainless steel sink and a tile floor. A doorway allows access into the playroom/study/office.



- Playroom/Study/Office 6.82m x 3.61m

A fabulous room with a high ceiling and a very tall window to the Western side of the property. Two picture windows to the front overlook the driveway and the room itself is quite spacious. Features include two radiators with covers, a laminate walnut floor and ample power points.



- Back Hallway 5.97m x 2.47m

A very spacious hallway with doors leading off to two ground floor bedrooms and a ground floor bathroom. A teak and glass panel door allows access to the rear garden. The rear hallway has tiled flooring, two radiators one with a cover, a stairway leading up to the first floor and a glass panel door leads back to the kitchen/dining.

- Bedroom 5 3.94m x 3.59m

A double room with two picture windows overlook the side of the property and on to the hot tub. The room has ample space for a wardrobe, one radiator, a centre light fitting and a solid varnished wooden floor.



- Bedroom 6 5.03m x 3.0m

Two picture windows overlook the back of the property, the room has a solid varnished wooden floor, radiator, one centre light fitting and a fitted wardrobe in the alcove.



- Ground floor Bathroom 3.42m x 2.92m

A four-piece bathroom with separate bath and shower, one W.C and a fitted sink unit. Other features include one window, one mirror, shaver light, globe light fitting, radiator, fully tiled walls and floors. The room has a fitted Mira Sport electric shower in its own cubicle with shower tray.



- Hot Press
- Stairs and Landing 5.36m x 1.03m
- Bedroom 1 6.98m x 3.36m

A large copper cylinder tank with ample water capacity, dual immersion and plentiful shelving.

Fully carpeted stairs lead up to the first floor landing and solid doors lead to all rooms. The property boasts four bedrooms and a bathroom upstairs.

A very spacious main bedroom with one window overlooking the side of the property. The room has fitted wardrobes on either side of the window and a walk-in wardrobe. Other features include carpet flooring, recess lighting and an en suite.



- En Suite

The en suite has a mosaic tile flooring, a fitted Mira Elite electric shower in an enclosed cubicle with sliding doors. Features include one wash-hand basin, one W.C, a velux window for light, extractor fan and a radiator.



- Bedroom 2                      5.09m x 3.07m

A double bedroom with one dormer window overlooking the front of the property and the patio area. The room has a fitted wardrobe with shelving, power points, radiator, and carpet flooring.



- Bedroom 3                      4.2m x 3.92m

A spacious double bedroom, one window overlooks the Western side of the building. Features include

one radiator, eight power points, centre light fitting and a laminate floor.



- Bedroom 4 4.69m x 2.69m

Another spacious double bedroom with one velux window for light, one radiator, fitted wardrobe for storage and a laminate timber floor.



- Main Bathroom 3.6m x 3.28m

An L-shaped bathroom and in the corner we have a fitted vanity unit with a wash hand basin and some drawers for storage. The bathroom has a bidet, fitted bath in the corner, fully tiled walls and floors, extractor fan, globe light fitting, radiator and a velux window in the ceiling for natural light.



## Features

- 2,583 Sq. Ft. Approx.
- House built only 15 years ago
- Large site of 0.9 acre
- Landscaped gardens
- Tranquil Countryside Location
- Close to Burnfort Village
- School bus passes the gate
- Primary school bus is at 8.55 am
- Secondary school bus for Mallow passes at 8.15 am
- Spacious Living Accommodation
- Fantastic Fitted Kitchen
- 6 Large Bedrooms
- Oil Fired Central Heating
- Solid Fuel Stove
- Spacious and Private Rear Garden
- Detached shed

## Directions

Go out the main Mallow Road past Rathduff. After Rathduff take the first turn right for Killavullen and Bottle Hill. You proceed out this road for three km approx. and then take the left turn for Burnfort. Keep right at the next junction still heading towards Burnfort. When you come up this road the property is on your right hand side with the agents sign displayed.

## Outside



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