



FOR SALE BY PRIVATE TREATY

021 427 77 17
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6 Hilton, Model Farm Road, Cork



Location

Hilton is an exclusive cul de sac of large high quality individual homes located on the Model Farm Road. This property enjoys one of the best positions within the park enjoying a superb aspect and excellent privacy.

Model Farm Road is renowned as one of Corks finest addresses it is within easy commuting distance of the city, Wilton, Ballincollig, Cork Airport and UCC.

Outside

Double garage with two remote controlled electrically operated doors, large driveway with ample parking, hardwood entrance gates with limestone topped pillars and private gardens with feature limestone patio.

Features

- Gas fired central heating.
- Junckers flooring.
- Intruder alarm and CCTV system.
- High quality fittings and finishes throughout.



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641



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This beautiful large family home has been completely refurbished and redesigned in a timeless elegant style to an impeccably high standard with high quality fittings throughout. The Model Farm Road is regarded as one of Corks finest addresses and this attractive property commands the perfect position on its large 0.5 acre site with exquisite private garden on all sides. A sense of style exudes from the limestone steps which lead up to the bespoke double entrance doors opening into the large bright entrance hallway with its solid oak Junckers floor and sweeping staircase with beautiful mahogany hand rail.

This is just the beginning, on the ground floor there is a magnificent open plan kitchen/dining and living area overlooking the south facing garden and patio. The ground floor accommodation is further enhanced by large living room, a study and a large contemporary bathroom. The first floor has four bedrooms (1 Ensuite) all overlooking the gardens and a large family bathroom. There is also a large spacious attic which allows for extension of the bedroom accommodation if required.

Outside there are beautiful mature and private landscaped gardens filled with mature trees, magnolia grandifloras, camellias, roses and rhododendrons plus lots more. There is also a large parking area for six cars and a large double garage with automatic doors. This beautiful family home is a must see.



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Viewing strictly by appointment



Accommodation Ground Floor

Entrance Hallway (Overall measurement) **22' 8" X 10' 10"**
Large bright hallway featuring solid oak Junckers floor, sweeping staircase, ceiling cornicing with views on both sides through to the garden.

Study **12' 6" X 9' 6"**
Solid oak Junckers floor, double French doors, views overlooking the garden.

Living Room **15' 10" X 15' 5"**
Large elegant room with ceiling cornicing, ornate fireplace with cast iron insert, views over garden.

Living Area **13' 1" X 13' 6"**
Solid oak Junckers floor, feature recessed contemporary wall mounted wood burning stove, views over garden. Open plan to both kitchen and dining area.

Kitchen/Dining Area **26' 2" X 18' 8"**
Solid oak Junckers floor, fully fitted German contemporary kitchen, feature island with Silestone countertop incorporating Franke sink with Franke instant hot water tap. The large island also incorporates a Neff induction hob, Miele down draft extractor and Neff dishwasher.

Full length fitted units incorporating two single Neff combi ovens, a Neff steam oven and a Neff coffee machine. Here you will also find an integrated larder fridge and separate integrated larder freezer.

Dining Area
Solid oak Junckers floor, vaulted ceiling, French doors to west facing patio with views over south facing garden.

Bathroom **13' 8" X 10' 10"**
Walk-in double power shower, freestanding bath, large contemporary vanity unit with sink, tiled floor and walls. Remote controlled electrically operated velux window.

Cloakroom **7' 8" X 4' 0"**
With solid oak floor.

Accommodation First Floor

Landing **15' 5" X 10' 10"**
Beautiful large gallery landing with ceiling cornicing and feature stained glass windows.

Family Bathroom (Max measurement) **11' 0" X 9' 6"**
Walk in double power shower, heritage bath, wall mounted sink, w.c. Ceiling cornicing and marble flooring.

Master Bedroom **19' 6" X 12' 10"**
Incorporating Ensuite with double power shower, marble tiling, w.c, contemporary wall mounted large vanity unit with sink. Ceiling cornicing with door to balcony and views over garden.

Bedroom 2 **11' 3" X 9' 6"**
Ceiling cornicing with views out to balcony and garden.

Bedroom 3 **15' 9" X 12' 3"**
Ceiling cornicing, walk in closet, views over garden and green area.

Bedroom 4 **12' 0" X 9' 6"**
Ceiling cornicing, double aspect windows, walk-in closet, views over balcony and garden.