

## FOR SALE BY PRIVATE TREATY

### 3 Greenhills, Cloghroe, Co. Cork.



**Irish & European are delighted to present this substantial 4 bedroom Family residence (c.2, 170 sq. ft.) on c.0.3 acres. 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, Blarney, Cloghroe 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:

### Front Porch:

### Entrance Hall:

Spacious hallway, Tiled flooring, under stairs storage



### Wet Room:

Fully tiled suite, W.C., WHB with fitted shaving mirror, fitted shower, and extractor fan, wheelchair accessible toilet.

### Living Room:

19ø6 x 14ø11ö (5.90m x 4.53m)

Engineered oak timber flooring, marble fireplace with teak surround.



### Kitchen/Dining Room:

11ø6 x 23ø2ö (3.47m x 7.05m)

Tiled flooring, fitted white gloss kitchen units at worktop and eye level with quartz worktops. Fitted island/breakfast counter with storage units and quartz worktops. Integrated hob and oven with extractor fan, dishwasher, fridge and freezer. French doors to rear garden. TV and phone point.



**Utility:**

7ø9ö x 6ø2ö (2.36m x 1.58m)

Tiled flooring, fitted worktop units, zoned heating control system, condensing boiler. Pressurised water system, door to rear garden.

**Lounge:**

12ø1ö x 12ø6ö (3.67m x 3.80m)

Bay window, engineered oak timber flooring, TV point and phone point.

**Playroom/Office:**

11ø5ö x 13ø8ö (3.47m x 4.03m)

Engineered oak timber flooring, TV point and phone point

**1<sup>st</sup> Floor****Accommodation:****Landing:**

Oak timber flooring, Oak staircase with oak handrails and spindles. Stairs to attic. Attic insulated.



**Master Bedroom:** 12ø4 x 15ø8ö (3.74m x 5.98m)  
Engineered oak timber flooring, walk in wardrobe, TV point, telephone point.

En-suite: Fully tiled suite, W.C., WHB, fitted shower unit, Extractor fan.



**Bedroom 3:** 13ø2 x 11ø7ö (4.01m x 3.52m)  
Oak timber flooring, TV point and phone point, velux window.

**Bedroom 2:** 10ø x 17ø11ö (3.05m x 5.45m)  
Oak timber flooring, TV point and phone point, velux window.

En-suite: Fully tiled suite, W.C., WHB, fitted shower unit, Extractor fan

**Bedroom 4:** 11ø7ö x 12ø5ö (3.52m x 3.77m)  
Oak timber flooring, TV & Phone point

**Bathroom:** Fully tiled suite, W.C., WHB with shaving mirror, fitted double shower unit with retractable door and low edge profile shower stand. Fitted water cylinder that can take solar panels



**Features:**

- Pressurised water system for 4 showers
- Under Floor heating on ground floor.
- Oak doors throughout
- Site c. 0.3 acre
- Double glazed windows, PVC Fascia & soffit
- Spacious living accommodation throughout.
- Property situated within walking distance to Cloghroe National School, Cloghroe Church, Post Office & Tower Village. Both Muskerry Golf Club & Blarney Golf Club are within easy access
- Inniscarra Community Centre with its 45 acres of sporting and playing pitches and the Water Sports Centre of Inniscarra Lake are within easy access.
- The property is situated on a main bus route serving Cork City that is at half hour intervals

**Services:**

Mains water and sewer

**Garden:**

The property benefits from a large site c.0.3 acre south facing with mature lawns and well defined boundaries.

**Heating:**

Gas Fired Central Heating. There is underground heating on the ground floor.

**BER:**

**BER: B2 BER Number: 107475113**  
**Energy Performance Indicator: 109.04 kWh/m<sup>2</sup>/yr**

**Title:**

Freehold

**Price:**

**€425,000**

**Negotiator:**

Robert O'Keefe.  
**Email:** [robert@irishanduropean.ie](mailto:robert@irishanduropean.ie) **Tel:** 086-2469204

**Viewing:**

Strictly by prior appointment only

**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 take the exit for Cloghroe & Blarney. At Cloghroe church turn right and on the hill, turn left at the Stone Tower Sign. The property is the third property on the right hand side with the auctioneers sign displayed.

