

Coulea House, Ballynaroon, Glounthaune, Cork. **BER B3**



ERA Downey McCarthy are delighted to bring this magnificent five-bedroom detached family home to the market. The property occupies a superb rural site with a south facing garden which overlooks lush pasture lands, while remaining within 9 km of the city centre. The village of Glounthaune is well serviced by both bus and rail connections to the city centre while offering a host of local services and retaining a certain rural charm.



AMV €650,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.19m x 5.21m

Accessed via impressive double doors, this fantastic bright and spacious, double height hallway includes a minstrel's gallery with and attractive décor to include high quality tiled flooring and a stone clad feature wall. The area has three ceiling light fittings, one covered radiator and extensive under stair storage.



- Living Room 4.76m x 4.31m

Accessed directly from the hall via a half-glazed panel door, this magnificent room has two windows overlooking the front of the property which include roller blinds, curtain rails and curtains. The room has an attractive décor which again includes a stone clad feature wall and a marble surround fire-place with solid fuel stove. There is one centre ceiling light fitting and two wall lights, high quality solid oak timber flooring, two covered radiators, four power points and one television point.



- Kitchen 5.73m x 4.81m

The kitchen is also accessed directly from the hall via a half-glazed panel door and features modern fitted units in a 'U' configuration around an impressive island unit, all with extensive granite worktops and a tiled splash back. There are two windows with pelmets and roller blinds to the rear of the property. The kitchen also includes an attractive tiled floor, integrated fridge/freezer, dishwasher, 2 covered radiators, 13 recessed ceiling lights, 12 power points and a T.V. point.



- Dining Room 3.84m x 3.54m

Being a single storey annex to the main building allows this bright dining room to offer a triple aspect with glazing to all sides. It is accessed via fully glazed double doors from the kitchen and includes fully glazed patio doors to the deck area. The room features an attractive tiled floor, 4 recessed ceiling lights, 1 covered radiator and 6 power points.



- Utility Room 3.06m x 2.16m

Conveniently positioned directly off the kitchen, the utility has ample floor storage units and an integrated washing machine. This room also includes a tiled floor, 1 ceiling light, 4 power points and 1 covered radiator. The rear door is half glazed and leads directly to the deck area.

- Bedroom 5 4.74m x 2.74m

An inviting haven tucked away at the west end of the house and accessed via a half-glazed panel door from the reception hall. This is a bright attractive room with double doors leading directly to the rear patio. Features include 1 ceiling light, 2 wall lights, solid oak flooring, 1 covered radiator, 8 power points and 1 T.V. point.



- Study 4.62m x 3.21m

Adjacent to the ground floor bedroom lies this tranquil study with a double aspect to the front and side. This is a luxurious and intimate reception room featuring a marble surround fire-place with solid fuel stove, solid oak flooring, 1 ceiling light, 2 wall lights, 1 covered radiator, 6 power points and 1 T.V. point.



- Guest W.C 2.05m x 1.42m

Discretely situated from the reception hall and featuring a bright attractive décor, this room includes a fully tiled floor, ½ tiled walls, ceiling light, covered radiator and suite to include w.c. and fitted wash hand basin on storage unit.

- Stairs and landing

The stairs and landing have been fitted with a luxurious carpet floor covering while an impressive arched window at return level, together with 2 velux windows over, flood the area with natural light. The central landing forms a minstrel's gallery and has 7 recessed ceiling lights and 1 covered radiator.

- Bedroom 1 4.36m x 3.73m

A superb double bedroom with en-suite shower room positioned to the rear of the property. The room has carpet flooring, modern stylish décor, 6 power points, 1 covered radiator and 1 T.V. point.

En-Suite 2.94m x 1.38m

This en-suite features a shower, w.c. and fitted wash hand basin with storage unit. There is attractive modern floor and wall tiling throughout, 1 centre light piece and a velux window.



- Bedroom 2 4.78m x 3.02m

A spacious double bedroom with one window to the front of the property including roller blind and curtains. The room has carpet floor covering and an attractive neutral

décor. There is 1 centre light piece, 1 covered radiator, 6 power points and 1 T.V. point.



- Bedroom 3 4.8m x 3.25m

Another spacious double room with 1 window to the front of the property complete with roller blind and curtains. The room has carpet floor covering, 1 covered radiator, 1 centre light piece, and 4 power points.



- Bedroom 4 (Main) 5.69m x 3.28m

A magnificent master bedroom with en-suite shower room and dressing room positioned to the rear of the property. The room has carpet flooring, modern stylish décor, 1 centre light piece, 6 power points, 1 covered radiator and 1 T.V. point.



- En Suite 2.58m x 2.24m
This en-suite features a corner shower, w.c. and fitted wash hand basin with storage units. There is attractive modern floor and wall tiling throughout, one centre light piece and one window to the rear with louvre blind.
- Dressing Room 4.05m x 2.76m
A spacious dressing room with fitted mirrored wardrobes, drawers and vanity unit. This room has a velux window, carpet floor covering, 1 centre light piece and a covered radiator. It also provides attic access via a 'Stira'.



- Main Bathroom 2.57m x 2.13m
A family bathroom with attractive modern décor, this bathroom has a three-piece suite to include a stepped bath with electric Mira Sport shower over. The room boasts modern tiling from floor to ceiling and 1 velux window to the rear of the property. There is 1 centre light piece and 1 covered radiator.

Features

- Gross internal floor area extends to approximately 230.65 sq.m. (2,483 sq.ft.)
- Date of construction 2006
- BER B3
- Oil fired central heating
- Double glazed windows
- Modern stylish décor
- Superb flooring throughout
- Modern kitchen
- Spacious double bedrooms
- Large detached double garage extending to 37.87 sq.m. (408 sq.ft.)
- Ample parking

Directions

Please see Eircode T45 Y525 for directions.

Outside



Sean McCarthy
60 South Mall, Cork
086 8385768
sean@eracork.ie



Will Lyons
60 South Mall, Cork
087 6494740
will@eracork.ie

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