

Ballinvrensig , Waterfall, Cork.

BER C1



Substantial Detached House on a fine elevated half an acre site situated just outside the city, on the main Bandon Road, with easy access to West Cork, Bishopstown and the South Ring Road network. The property is presented in immaculate order throughout and offers tremendous scope in terms of living accommodation and a 1,500 sq. ft. workshop/garage may just be the ticket for a self employed business person in terms of a mechanical, transport or transport or construction persuasion.

The original cottage was set on a half an acre site but it is now unrecognisable as the present owners have transformed the old dwelling house into a modern 4 bedroom home with the addition of a two storey extension to the rear. The site has been carefully landscaped to provide a private garden to the front and a super timber deck area to the side. A huge driveway has been tarmaced and extends up around the side of the house and this could easily accommodate cars, machinery, trucks or buses. Up to the back of the site there is a huge garage complete with a concrete floor and mechanics pit. If this ticks the boxes for you just give us a call !



Accommodation

- Reception Hallway 6.66m x 1.52m
- Lounge/Sitting Room 4.1m x 5.1m

A PVC door allows access to the reception hallway. The hallway has ceramic tiled flooring, recess spot lighting, one radiator and solid doors leads to all rooms.

This most spacious and bright sitting room has two windows facing south to the front of the property. There is an attractive open fire place, semi solid wooden flooring, one radiator, one centre light fitting, two wall lights and double glass panelled doors leads back out to the hallway.



- Kitchen/Dining/Living Room 11.22m x 4.32m

This fantastic open plan room extends along the entire depth of the house. To the right hand side is a super living area and this has a solid fuel burning stove finished in a most attractive granite surround, two windows over looking the front of the property and a semi solid floor.

The kitchen area is to the left and comes with a fully tiled floor and a sliding patio door leads out to the side decking area. The kitchen is really well fitted with attractive solid wood units. There is a gas hob, electric oven, integrated dishwasher, extensive work top space, fitted units at eye and floor level, double drainer sink and two windows, one over looking the rear and the other at the decking area to the side. The kitchen has one radiator, glass cabinets, solid PVC door with glass panelling leads out to the rear of the property and another door leads to the utility room.



- Utility Room

This utility room is fully plumbed for a washing machine and dryer. There is one centre light fitting, one radiator and tiled walls and floors.

- Play Room/Bedroom 4 4.22m x 4.1m

This spacious versatile room can be used as an additional ground floor bedroom. There is one window to the side of the property, one radiator, recess spot lighting and semi solid wooden flooring.

- Stairs and Landing 5.66m x 3.12m

Solid wood stairs allows access to the first floor landing. There is one window to the rear allowing in some natural daylight to the stairwell and landing. The landing has recess spot lighting, one radiator, semi solid flooring and solid doors leads to all rooms. The hot press is shelved for storage.

- Bedroom 1 3.64m x 4.99m

This room has the added benefit of a walk in wardrobe. The room itself has one window over looking the front, one radiator, ample power points, semi solid flooring and a doorway off the room allows access to an en-suite.



- En-Suite 1.93m x 2.25m

En- suite features a three piece suite with a corner shower area. The room is fully tiled from floor to ceiling, one radiator, towel rail, recess lighting and fitted mirror.

- Bedroom 2 4.48m x 3.93m

This is a spacious double bedroom with one window over looking the rear of the property. There is semi solid flooring, one radiator and one centre light fitting.



- Bedroom 3 4.82m x 3.39m
- Main Bathroom 3.53m x 2.26m

The third double room has one velux window, one radiator and semi solid flooring.

Superbly appointed bathroom features a four piece suite. There is a corner Jacuzzi bath, separate shower cubicle, heated towel rail, fitted mirror, one window, recess lighting, fully tiled walls and floors.

Features

- House measures 2,000 Sq. Ft. Approx
- Half an Acre Site
- Workshop is 1,500 sq. ft. approx.
- Original cottage extended in 2005
- Oil Fired Central Heating
- Superb Decor throughout
- Superbly Landscaped Site
- Private Gardens and Timber Deck Area



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