

For Sale by Private Treaty

**Lakelands,
Dripsey,
Co. Cork**

4-bedroom bungalow on c.3/8 acre



A spacious four bedroomed bungalow c.1280 Sq. Ft. enjoying views of the River Lee and the Lee Valley. Situated in a quiet cul de sac setting, on c.3/8 acre of landscaped gardens and enjoying great privacy, it is an ideal family home. The property enjoys a convenient and private off-road location yet within minutes of schools, shops, Inniscarra Community Centre, churches, as well as a regular bus service to Cork City. One can readily identify with the many fine features on offer. Viewing is highly recommended to appreciate fully and is strictly by appointment only.

Accommodation:

Conservatory:

8ø7ö x 20ø8ö, 2.62m x 6.18m
 Tiled Flooring, fitted blinds, T.V. Point,
 Double Doors to Lounge.



Entrance Hall:

Solid Oak Timber Flooring, Beautiful timber panelled ceilings, stairs for Attic.

Lounge:

15ø7ö x 14ø8ö, 4.75m x 4.30m Pine timber flooring
 Ornate feature fireplace with slate hearth. Fitted curtains.
 Double doors to conservatory.



Kitchen/ Dining Room: 10ø11ö x 14ø1ö, 3.34m x 4.31m
 Solid Pine, fitted kitchen units at worktop and eye level with tiled splashback, Integrated gas hob, oven, extractor fan, dishwasher and fridge, Fitted blinds, spot lighting.



Utility/ off Kitchen: 7øö x 5ø10ö, 2.37m x 1.79m
 Fitted units at eye level, fitted storage cupboard. Plumbed for appliances. Fitted burglar alarm. Rear door Access.

TV Room: 11ø x 10øö, 3.36m x 3.28m
 Solid Oak timber flooring, Feature Fireplace with marble fireplace, Fitted tv cabinet and shelving.
 Sliding door to rear garden.



Master Bedroom: 12ø10ö x 10øö, 3.91m x 3.19m,
 Fitted Washhand Basin,
 Fitted wardrobes,
 Fitted curtains.

- Bed 2:** 11ø x 10ø 3.35m x 3.06m
 Fitted wardrobe, Fitted Washhand Basin,
 Fitted curtains.
- Bed 3:** 8ø10ö x 8ø9ö, 2.71m x 2.76m
 Fitted wardrobe, fitted curtains.
- Bed 4:** 8ø10ö x 9ø1ö, 2.71m x 2.76m
 Fitted wardrobe, fitted curtains.
- Bathroom:** 8ø7ö x 6ø4ö, 2.62m x 1.95m
 Beautifully fully tiled bathroom suite, wc, whb,
 Fitted shower unit with Triton electric shower.
 Extractor fan



- Features:**
- Property situated on c.3/8 acre of landscaped gardens.
 - Spacious living accommodation throughout
 - 10 mins drive to Ballincollig, 20-25 mins to Cork City
 - Spectacular south facing views of River Lee.
 - The property has the benefit of a block built garden storage shed 12ø6ö x 6ø as well as a car port 12ø6ö x 9ø6ö

Gardens: The residence boasts a 3/8 acre of landscaped gardens with a variety of plants and shrubbery along with mature trees. There are spectacular south facing views of the River Lee and the Dripsey Water skiing centre.



Services & Sewage:	Mains water, Septic tank system, Refuse collection, Mains electricity.
Heating:	Oil fired central heating
BER:	BER : E1, BER No: 108751025
Title:	Freehold
Price:	€300,000
Negotiator:	Robert O'Keeffe, robert@irishanduropean.ie
Directions:	From Cork, take the Carrigrohane Straight. At the end of the road take the right turn at the traffic lights and proceed along the Coachford Road R618, passing the Inniscarra Bar and the Inniscarra Dam. On approaching Dripsey National school, the entrance to Lakelands is situated immediately on the right hand side and the house is the last on the right.
Viewing:	Strictly by prior appointment only.