

## Ballinaparson, Whites Cross, Glanmire, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb and unique three bedroom detached home, which is situated on a tranquil, private site of just over 1 acre in Whites Cross, while being just a 10 minute drive to all essential and recreational amenities in Glanmire and Watergrasshill. The original cottage dates from 1910 and is now a superb open plan lounge/living room. The house was extended in 2003 to provide more modern living accommodation. Viewing comes highly recommended to appreciate what this property has to offer.

Accommodation consists of reception hallway, spacious lounge/living room, kitchen/dining area, bedroom 3 and main bathroom on the ground floor. On the first floor the property offers two bedrooms and a shower room.

**AMV: €495,000**

**BER E1**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Superb detached home situated on a tranquil, private site measuring 1.013 acres
- Approx. 153.78 Sq. M. / 1,655 Sq. Ft.
- Original cottage was built in 1910 approx.
- Two storey extension added in 2003 approx.
- BER E1 with potential to increase to A3
- Oil fired heating
- Double glazed PVC windows
- Two bedrooms upstairs
- One bedroom downstairs could be an ideal office/study
- Unique original features throughout
- Beautiful and well-maintained gardens surrounding the entire property
- Site is enclosed by an original dry stone wall on three sides
- Quiet residential location just a 10 minutes' drive from all essential and recreational amenities in Glanmire
- Easy access to the M8 road network

## | RECEPTION HALLWAY

4.65m x 4.9m (15'2" x 16'0")

A timber door with feature glass panelling from floor to ceiling allows access into the main reception hallway. The hallway has timber flooring, a feature stone wall, a skylight, neutral décor, one radiator, recessed spot lights, two power points, under stair storage and one wall-mounted light piece.



## | LOUNGE/LIVING ROOM

4.65m x 8.95m (15'2" x 29'3")

This superb open plan room takes over the entire floor area of the original cottage. It is now a spacious, dual aspect living room and it is flooded with natural light. There are three windows overlooking the rear of the property and three windows to the front.



The room has solid wood flooring, timber panelled ceiling, feature stone walls, a beautiful large fireplace, ample power points and underfloor radiators. A door allows access to the two storey extension that was built to side of the original property.



## | KITCHEN

5m x 4.9m (16'4" x 16'0")

This room is triple aspect with two windows to the rear, one window and a door to the left hand side, and double doors to the right. Throughout the room there is timber flooring, recessed spot lighting, timber panelled ceiling, an impressive feature fireplace with red brick mantle, one radiator and ample power points. The kitchen has units at eye and floor level in an L-shape with worktop counter and tile splashback, a porcelain sink, space for an oven/hob/extractor fan, space for a dishwasher.



## | BEDROOM 3/HOME OFFICE

1.52m x 2.59m (4'9" x 8'4")

This versatile room is currently being used for storage but could be used as a bedroom or a home office/study. There is one window to the side of the property, one centre light piece, concrete flooring and one radiator

## | MAIN FAMILY BATHROOM

4m x 2.59m (13'1" x 8'4")

Located on the ground floor, the main family bathroom features a four piece suite including a separate shower cubicle and bath. The room has floor and wall tiling, one window to the side of the property, one centre light piece and one radiator.



## | STAIRS AND LANDING

3.82m x 4.36m (12'5" x 14'3")

The stairs and landing to the first floor features timber flooring throughout. There is one window to the side, timber panelled ceiling, access to a hot press.

## | BEDROOM 1

4m x 3.77m (13'1" x 12'3")

The spacious double bedroom is dual aspect with two windows to the front of the property and one dormer window to the side. The room features timber flooring, timber panelled ceiling, one radiator, ample power points and access into the eaves of the attic.



## | **BEDROOM 2**

3.02m x 3.78m (9'9" x 12'4")

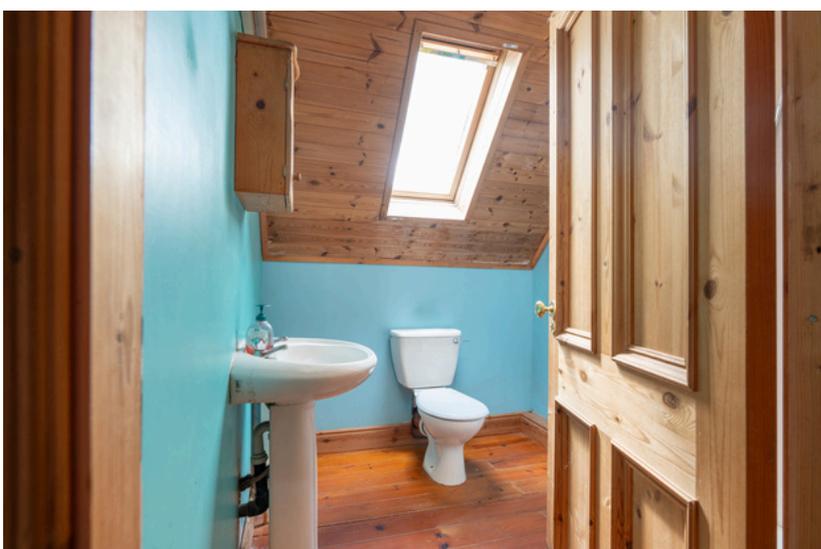
Another spacious bedroom has one window to the rear, one window to the side, a fireplace, timber panelled ceiling, timber flooring, one radiator, recessed spot lights and power points.



## | **SHOWER ROOM**

1.87m x 2.01m (6'1" x 6'5")

The shower room features a three piece suite including a shower cubicle, timber flooring, timber panelled ceiling, one Velux window, one radiator, one centre light piece and access into the eaves of the attic.



## | **BOILER ROOM**

1.84m x 2.09m (6'0" x 6'8")

Accessed from the side of the property, this room houses the boiler and also has tile flooring, one centre light piece, one window to the front and plumbing for a washing machine.

## | GARDENS AND EXTERIOR

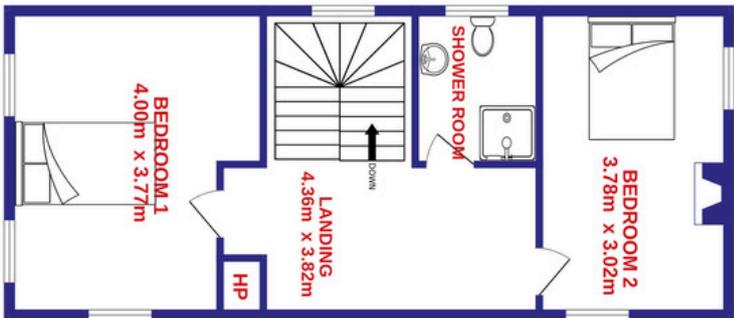
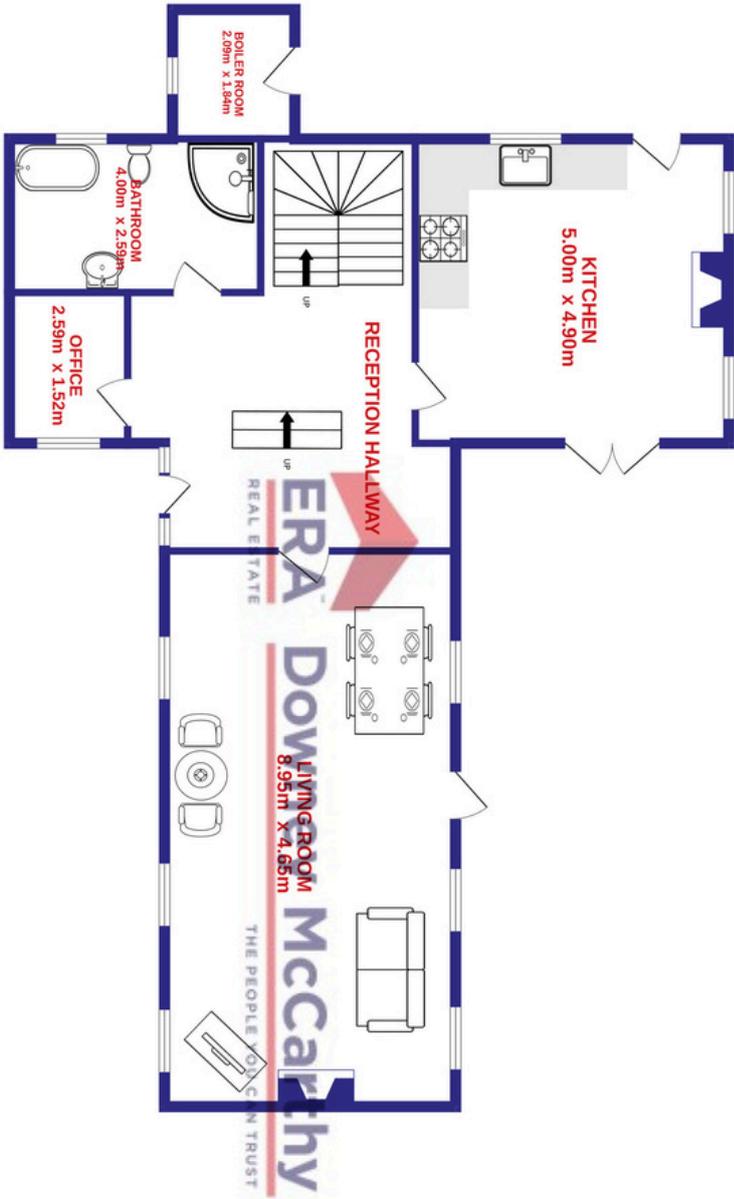


The front of the property is accessed via a private, tree-lined driveway. Beautiful gardens surround the entire property and there is ample off street parking available.

To the side of the property there is a large garden area and a block built shed/garage which is ideal for storage. There is also access to a boiler room.

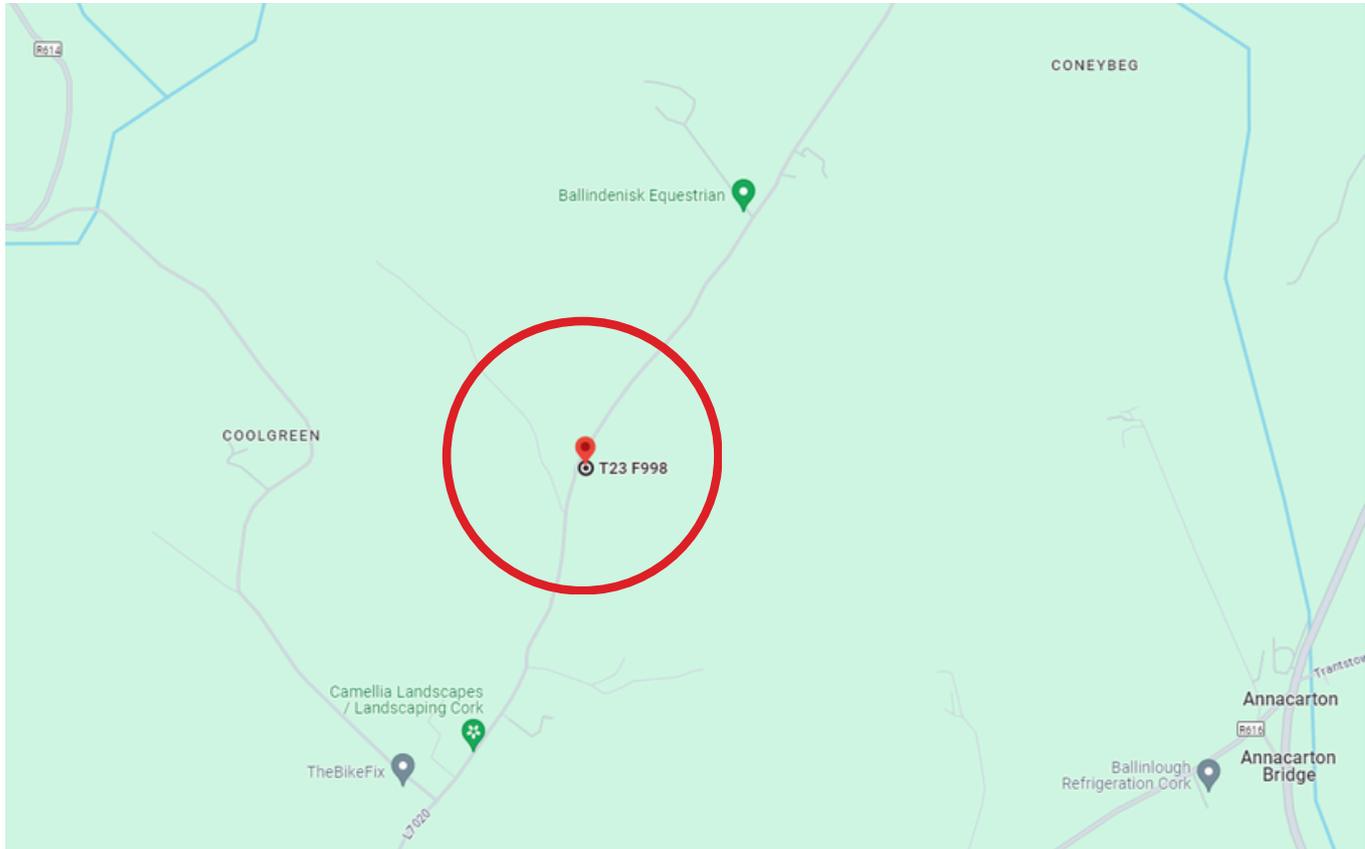
The rear of the property has a raised decking area which wraps around to the side.

# FLOOR PLAN



## | DIRECTIONS

Please see Eircode T23 F998 for directions.



## | ALL ENQUIRIES TO:



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