

## Ballygrogan, Grenagh, Cork



**AMV: €650,000**

**BER** B2

**60 South Mall, Cork.**

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PSRA No. 002584

ERA Downey McCarthy present this stunning detached family home, set on a beautiful, mature, riverside site of approximately 0.75 acres. This exceptional, modern, countryside home offers a perfect blend of spacious living and modern convenience in a gorgeous tranquil and mature setting close to the village of Grenagh, just a short 20 minute drive from Cork city.

Tucked away behind electric gates, this home combines style with functionality. The home spans approximately 2,454 sq ft and is finished to the highest standards throughout. Built in c.2008, the house was designed with energy efficiency in mind and features solar water heating and geothermal heat pumps for underfloor heating across both ground and first floors, ensuring warmth and efficiency.

Upon entering, you are greeted by a large, welcoming entrance hall that leads into a thoughtfully designed layout. The accommodation includes an open plan kitchen and dining area, a spacious living room, a sunroom, five generous double bedrooms offering wonderful views of the surrounding countryside, three bathrooms, a utility room and a rear lobby leading to a plant room.

The home boasts an impressive B2, BER rating, making it eligible for a Green Mortgage Interest Rates, showcasing its energy-efficient design.

The exterior of the property is equally impressive with an extensive driveway providing ample parking space. The gardens are a peaceful retreat featuring a variety of spaces including a wildflower garden, white garden, woodland garden and lush lawns surrounded by mature hedging, shrubs, and native trees. There's also a six person barrel sauna with glazed panels offering scenic views of the gardens, perfect for unwinding.

The composite decking provides an ideal space for outdoor dining and relaxation. A unique feature is the River Martin running along the western boundary adding to the charm and tranquility of the property. Additionally, a c.194 sq ft Steeltech unit offers power and storage for all your practical needs.

Ballygrogan is located just 1.5km from Grenagh Village which offers a range of local amenities making it the perfect countryside retreat with convenient access to all social and essential services.

This is a rare opportunity to own a beautiful, detached family home in a peaceful yet convenient setting. Viewing comes highly recommended to appreciate what this fine home has to offer.

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## | FEATURES

- Superb five bedroom detached home
- Private site of approx. 0.75 acres
- Approx. 227 Sq. M. / 2,443 Sq. Ft.
- Built in 2008 by Murphy New Homes
- BER B2 - Qualifying the property for Green Mortgage Interest Rates
- Stunning mature gardens
- Composite decking area and barrel sauna
- The River Martin runs behind the site

## | RECEPTION HALLWAY

The reception hallway is both inviting and spacious, featuring a stunning fanlight window above the front door that adds an elegant touch. Two side windows flood the space with natural light creating a bright and airy atmosphere. The hall is finished with a beautiful tiled floor that runs throughout, and provides ample room for storage.



## | KITCHEN/DINING ROOM

Located just off the entrance hall, the kitchen serves as the heart of the home, fitted with floor level units and there is a lovely window overlooking the back garden, a large Rangemaster stove with five cooking plates and spacious ovens, an extractor fan and a stainless steel sink unit. The kitchen is thoughtfully designed with plumbing for both an American style fridge/freezer and a dishwasher.



A large centre island offers additional seating and storage complete with sockets and USB chargers for modern convenience. The tiled flooring continues seamlessly from the entrance hall, complemented by recessed lighting that adds a contemporary touch.

This dual aspect room benefits from five large windows filling the space with natural light and enhancing its warm, inviting atmosphere making it the perfect hub for family life and entertaining.



## | SUNROOM

French double doors from the kitchen and dining area open into a bright and airy sunroom featuring five large windows and a second set of double doors that allow natural light to flood the space.

The room's focal point is a raised solid fuel stove adding warmth and character while the double doors lead onto a composite decking area, perfect for alfresco dining and effortlessly connecting the indoor and outdoor living spaces.

The tiled floor from the entrance hall and kitchen continues seamlessly into the sunroom enhancing the flow of the home. A feature centre pendant light adds a stylish touch making this sunroom a cosy yet vibrant retreat for relaxation and entertaining.



## | LIVING ROOM

The living room is accessed through elegant French doors and comprises of a classic open fireplace, beautiful wood floor and a centre pendant light.



## | BATHROOM

The bathroom features a three piece suite and includes an electric shower for convenience. The space is fully finished with tiled flooring throughout adding a sleek and modern touch. A heated towel radiator ensures comfort and warmth.

## | UTILITY ROOM

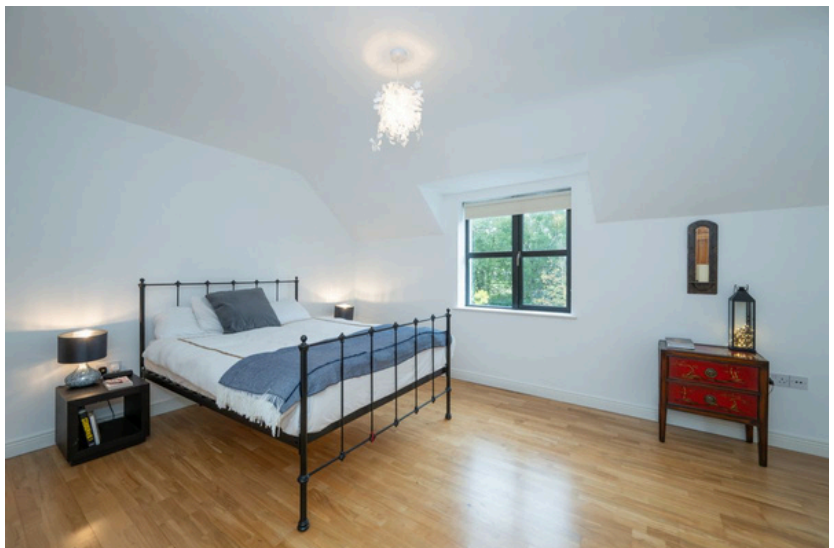
The utility room offers ample storage space and is fully plumbed for both a washing machine and a dryer.

## | REAR LOBBY/PLANT ROOM

Situated at the end of the entrance hall, the rear lobby offers convenient additional access to both the gardens and the plant room.

## | BEDROOM 1

The master bedroom is situated at the front of the home featuring elegant wooden floors and a central light fixture. The master bedroom provides direct access to a spacious walk in wardrobe area as well as a generously sized en-suite bathroom.





## | WALK-IN WARDROBE

The walk in wardrobe features beautiful wooden flooring, ample space for wardrobes and a Velux window that brings in natural light.

## | EN SUITE

The en suite is beautifully designed featuring a three-piece shower suite. It boasts a stylish tiled floor complemented by partially tiled walls and includes a heated towel rail. A Velux window allows for natural light enhancing the overall ambience of the space.



## | BEDROOM 2

This double bedroom is situated at the back of the home offering wonderful views over the garden. It features wooden floors and beautifully crafted wood panelling on the walls.



### | BEDROOM 3

Another double bedroom located at the front of the home featuring wooden floors and a central light fixture. This room includes both a double and a single built-in wardrobe providing ample storage space.

### | BEDROOM 4

A further double bedroom situated at the back of the home and features a large window that offers a lovely view of the rear garden. It includes a built-in Sliderobe providing convenient storage.

### | BEDROOM 5

This double bedroom is located at the front of the home and comprises of wooden floors and a central light fixture.

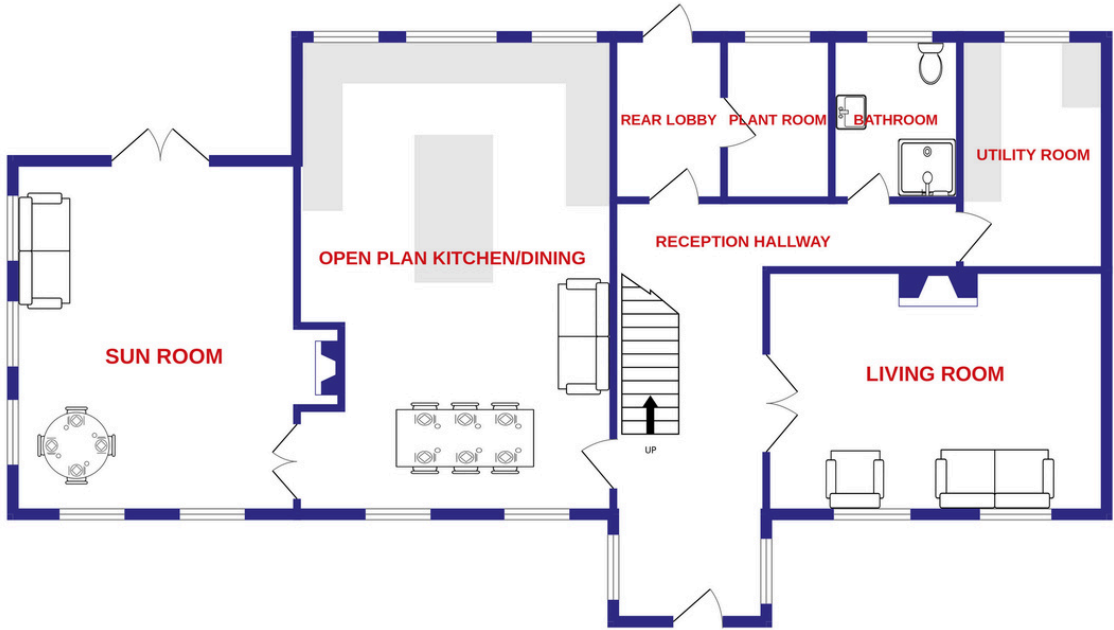
### | BATHROOM

This family bathroom features a modern four piece bath suite, complete with a separate shower unit. The space is enhanced by a stylish tiled floor, wall panelling, a heated towel rail and a Velux window.

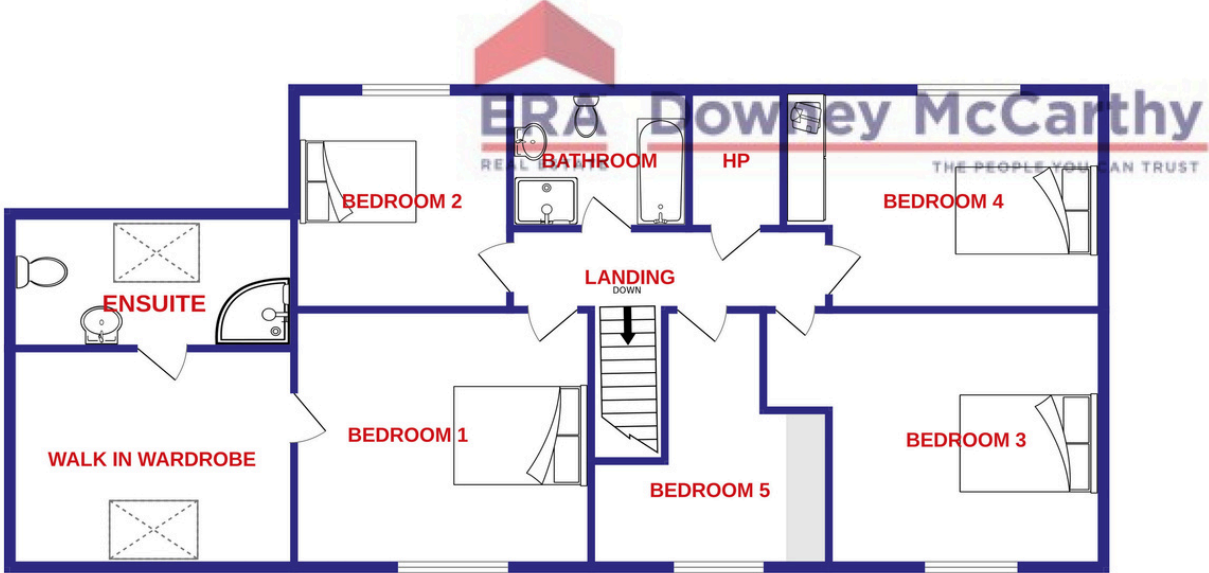
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| FLOOR PLAN

GROUND FLOOR



1ST FLOOR





## | GARDENS AND EXTERIOR



Accessed via electric gates leads to an extensive driveway at both the front and side, providing ample parking space. The mature gardens are an oasis of calm and undoubtedly a standout feature of this home.

They include a wildflower garden, a white garden, a woodland garden and a mix of established hedging, mature shrubbery and a variety of native trees, including apple trees. The lawned areas and planter beds enhance the natural beauty of the surroundings.

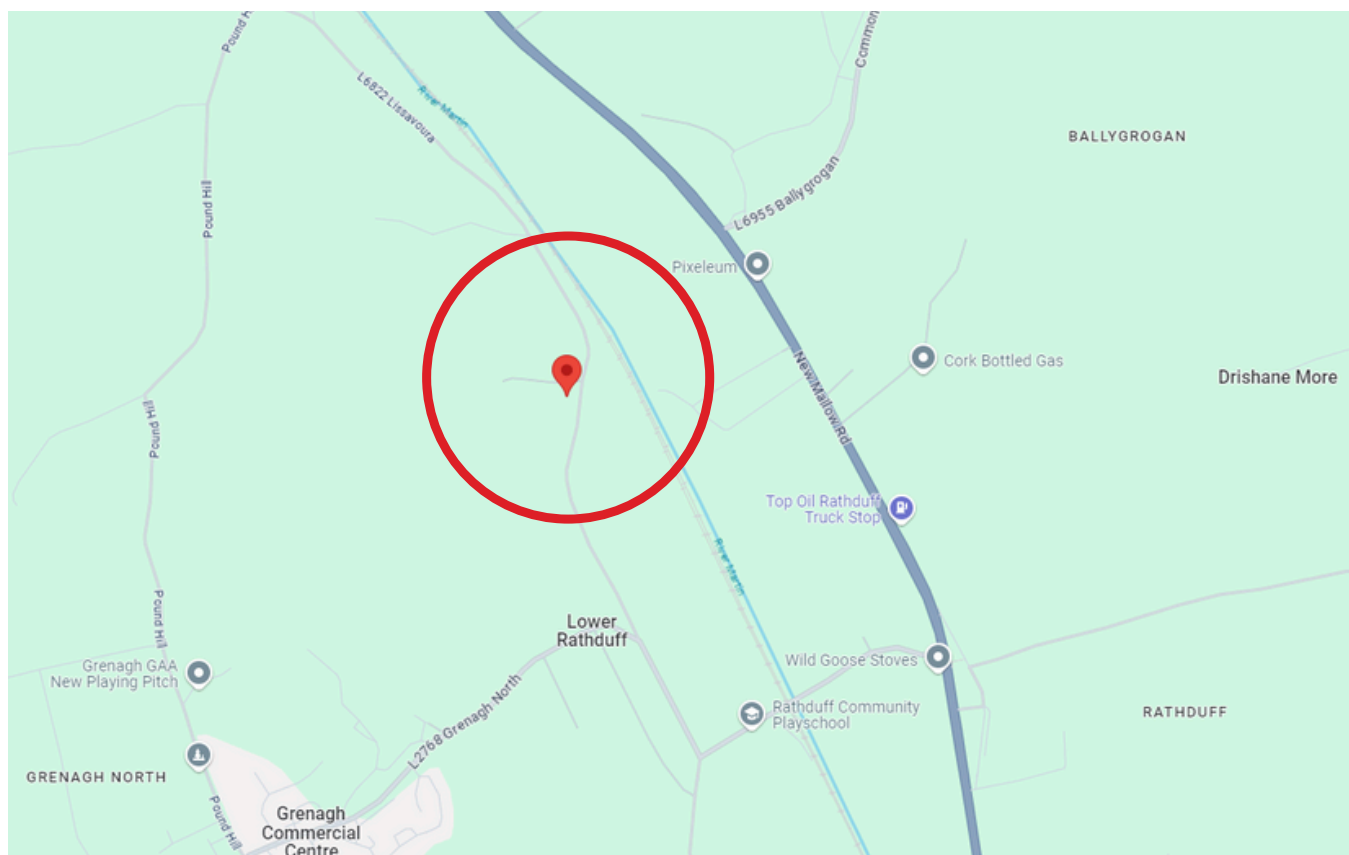
Additionally, the gardens feature a beautiful composite decking perfect for al fresco dining and a six person barrel sauna with glazing that overlooks the lush garden.

A unique highlight of this remarkable property is the river running along the western boundary, adding to its charm.

Furthermore, a Steeltech unit extending to approximately 194 sq ft, is ideal for all your storage needs.

## | DIRECTIONS

Please see Eircode T23 PR94 for directions.



## | ALL ENQUIRIES TO:



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