



## Glandine

Bweeng, Co. Cork





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### Features

- Modern 5 bedroomed bungalow in turnkey condition
- B3 Energy Rating
- Overall Floor Area: 246 sqm (2,647 sqft)
- Spacious kitchen and living accommodation
- Triple glazed windows and doors
- Extensive site of approx. 1.6 acres (0.64 hectares)

Situated on spacious grounds of approx. 1.6 acres, this modern extended bungalow comprises five bedrooms overlooking beautifully landscaped gardens. Boasting spacious living and bedroom accommodation throughout, this property nestled in the Village of Bweeng is in turnkey condition and extends to approximately 246 sqm (2,647 sqft). The property is in excellent condition and offers modern comforts throughout surrounded by mature gardens and trees. Upon entering the property, you are greeted by a bright and airy hallway with steps leading down into a spacious living/kitchen/dining area which is at the heart of the home. The property offers five bedrooms with master comprising built in wardrobes and an ensuite bathroom. There is a functionally utility room, breakfast area, three family bathrooms and another sitting room, kitchen/dining area in the older part of the house. The lovely design, ample storage, and seamless integration of indoor and outdoor spaces make it an ideal choice for families or individuals looking to enjoy the beauty and tranquillity of rural surroundings. Whether used as a permanent residence or a holiday retreat, this property promises a high-quality living experience in a truly spectacular setting.

The residence itself is heated by means of oil-fired central heating with the newer extension offering under floor heating and benefiting from an energy efficient B3 energy rating. The property is located near the village of Bweeng approx. 14km south of Mallow town centre and 28km north of Cork City centre. The house is set in a rural setting approx. 35 minutes' drive from Cork. There is quick and easy access to the N20 Cork/Limerick Road.

Viewing is highly recommended to fully appreciate all this fantastic home has to offer.

## Accommodation

**Entrance Hall:** 8.28m x 4.11m Welcoming bright and airy entrance hallway, completed with wooden flooring.

**Kitchen:** 5.76m x 4.24m Located in the centre of the home, this open plan kitchen area in the new part of the house boasts floor and eye level units to include an integrated tall fridge and freezer, Bosch reduced noise dishwasher, freestanding Smeg range with two electric pyrolytic oven and six ring gas stove with extractor fan. Finished with breakfast countertop area and tiled flooring.

**Dining Area:** 4.12m x 4.49m Located off the kitchen, this spacious dining area offers an abundance of natural light from four windows and finished with wooden flooring.

**Family Room:** 4.14m x 4.96m A well designed living area with triple glazed sliding doors overlooking front garden and patio area finished with wooden flooring.

**Utility Room:** 2.64m x 3.32m Located off the kitchen, this room is functional for all your utility needs with fitted cupboards, wash basin and sink, tiled flooring and door leading to patio.

**Breakfast Area:** 4.98m x 4.24m A cosy room located off the kitchen with triple glazed double doors leading out to patio, finished with wooden flooring.

**Living Room:** 3.76m x 4.39m Located in the older part of the house, this living space has an original fireplace and mantelpiece, finished in carpet flooring.

**Master Bedroom:** 4.27m x 4.96m A spacious and bright master bedroom with wooden flooring, light fitting and large walk-in wardrobe space to the rear.

**En-suite:** 2.37m x 4.96m Located off the master bedroom, this bathroom offers a fully tiled three-piece suite to include built in shower, w.c and wash hand basin finished with recessed lighting.

**Bathroom 1:** 3.60m x 1.91m A three-piece suite to include bath, w.c and wash hand basin, fully tiled and recessed lighting.

**Bedroom 2:** 2.63m x 2.38m A fine sized bedroom overlooking rear garden, finished with wooden flooring and recessed lighting.

**Rear Hallway:** 3.67m x 2.81m Welcoming entrance hallway in the original part of house finished with tiled flooring.

**Kitchen:** 3.43m x 4.93m Fully fitted kitchen with floor and eye level units to include fridge/freezer, dishwasher, wash hand basin and sink, freestanding oven and hob and cupboards. Feature fireplace and finished with tiled flooring.

**Bedroom 4:** 3.38m x 2.96m Double bedroom with window overlooking front garden, finished with wooden flooring and light fitting.

**Bedroom 5:** 3.35m x 3.12m Double bedroom overlooking rear garden, finished with wooden flooring and light fitting.

**WC:** 2.29m x 2.81m A two-piece suite to include w.c and wash hand basin, finished with tiled flooring.



**Outside:** The property has two separate entrance points from the main road with an abundance of parking to front and side with an enclosed patio area which is a perfect setting for entertainment. The gardens are beautifully landscaped and lawned extending to approximately 1.6 acres (0.64 hectares) with a number of trees clearly outlining the boundaries and ensuring plenty of privacy. The front of the property and gardens benefit from a directly south facing aspect which ensures plenty of light throughout the day.

## BER Information

BER: B3

## Eircode

P51 K153

FLOOR PLAN Not to scale - for identification purpose only.



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