

## Learbec, Tooreen, Ballinhassig, Cork



Judy O'Brien of ERA Downey McCarthy Auctioneers is delighted to offer to the market this superb and spacious four bedroom detached property, situated on a large site of approx. 0.45 hectares in a peaceful countryside location in Tooreen, Ballinhassig. The property benefits from a substantial site with excellent frontage and clear development potential (SPP), all within a picturesque rural setting. Bishopstown/Bandon are a short 10 minute drive, Kinsale and Cork International Airport are a 15 minute commute, and Cork city centre is c. 20km from this location. The property offers high quality fixtures and finishes, spacious living and bedroom accommodation, and a south facing rear aspect. Viewing comes highly recommended to appreciate what this fine home has to offer.

Accommodation consists of reception hallway, living room, superb open plan kitchen/dining/living area, utility room, guest w.c, four spacious double bedrooms, two en suite bathrooms, and the main family bathroom.

**AMV: €495,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Superb detached home on a large site approx. 0.45 hectares
- Clear development potential SPP
- Approx. 188 Sq. M. / 2,023 Sq. Ft.
- BER C3
- Oil fired central heating
- Double glazed windows
- Four spacious double bedrooms - two with en suite bathrooms
- Attractive décor throughout
- South facing rear aspect
- Easy access to the N71 road network
- 25 minutes' drive to Cork city centre
- 15 minutes' drive to Kinsale town and Cork Airport
- 10 minutes' drive to Bishopstown/Bandon

## | RECEPTION HALLWAY

4.49m x 10.7m (14'7" x 35'1")

A PVC door with attractive glass panelling allows access to the main reception hallway. The bright and welcoming hallway is triple aspect, with two windows to the front of the property, two windows to the rear, and one window to the side. The area has high quality laminate timber flooring, neutral décor, recessed spot lighting, and access to a large hot press which is ideal for storage.



## | LIVING ROOM

4.25m x 5.42m (13'9" x 17'7")

A superb main living room is dual aspect, with one window to the front of the property, and sliding glass doors allowing access to the side. The room has high quality laminate timber flooring, a stove fireplace, impressive acoustic panelling with hidden lighting, one feature light piece with ceiling rose, attractive décor, and ample power points.





## | OPEN PLAN KITCHEN/DINING/LIVING

8.83m x 9.35 (28'9" x 30'6")

This fantastic, spacious open plan kitchen/dining/living area is triple aspect, with windows to the front, side and rear of the property. The room has high quality laminate flooring, recessed spot lighting, attractive décor, feature stone walls, and ample power points throughout.

The kitchen features modern fitted units in an attractive colour scheme at eye and floor level with a worktop counter and glass splashback. The kitchen includes extensive storage units, integrated oven/hob/extractor fan, one radiator, a feature island unit, large breakfast bar, and an open arch into the dining space, which has one large radiator, power points, and French double doors leading you out to the decking area.

The living space has a woodburning stove with a superb feature stone wall behind, one radiator, and power points.



## **| UTILITY ROOM**

3.24m x 2.54m (10'6" x 8'3")

The utility room has attractive tile flooring, one window to the rear, ample storage space, glass splashback, space for a washing machine, space for a dishwasher, space for a dryer, a stainless steel sink, an access hatch to the attic, a door allowing access to the guest W.C., and a PVC door with frosted glass panelling allows access to the garden.



## **| GUEST W.C**

1.9m x 0.87m (6'2" x 2'8")

The guest w.c features a two piece suite, one window to the side of the property, one centre light piece, and tile splashback above the sink.



## **| BEDROOM 1**

3.58m x 5.1m (11'7" x 16'7")

This large double bedroom has one window to the rear of the property, high quality carpet flooring, impressive array of Sliderobe fitted units, one radiator, two light pieces, attractive neutral décor, and ample power points. A door allows access to the en suite bathroom.





## | EN SUITE 1

1.75m x 1.74m (5'7" x 5'7")

The en suite features a three piece suite including a built-in shower cubicle incorporating a Mira Sport electric shower, attractive floor and wall tiling, one frosted window to the side of the property, one centre light piece, and one radiator.



## | BEDROOM 2

5.34m x 3.33m (17'5" x 10'9")

This generous sized double bedroom is dual aspect, with one window to the rear of the property, and one window to the side. The room has carpet flooring, built-in wardrobes, one radiator, two light pieces, ample power points, and attractive neutral décor. A door allows access to the second en suite bathroom.



## | EN SUITE 2

2.23m x 1.45m (7'3" x 4'7")

This en suite bathroom features a three piece suite including a built-in shower cubicle incorporating a shower off the mains, floor and wall tiling, one window to the rear of the property, one centre light piece, and one radiator.





### | **BEDROOM 3**

3.7m x 3.44m (12'1" x 11'2")

This double bedroom has one window to the front of the property, high quality laminate timber flooring, built-in wardrobes and desk unit, one radiator, one centre light piece, attractive neutral décor, and power points.



### | **BEDROOM 4**

3.57m x 3.44m (11'7" x 11'2")

Another spacious double bedroom has one window to the front of the property, high quality laminate timber flooring, one radiator, one centre light piece, power points, and attractive neutral décor.



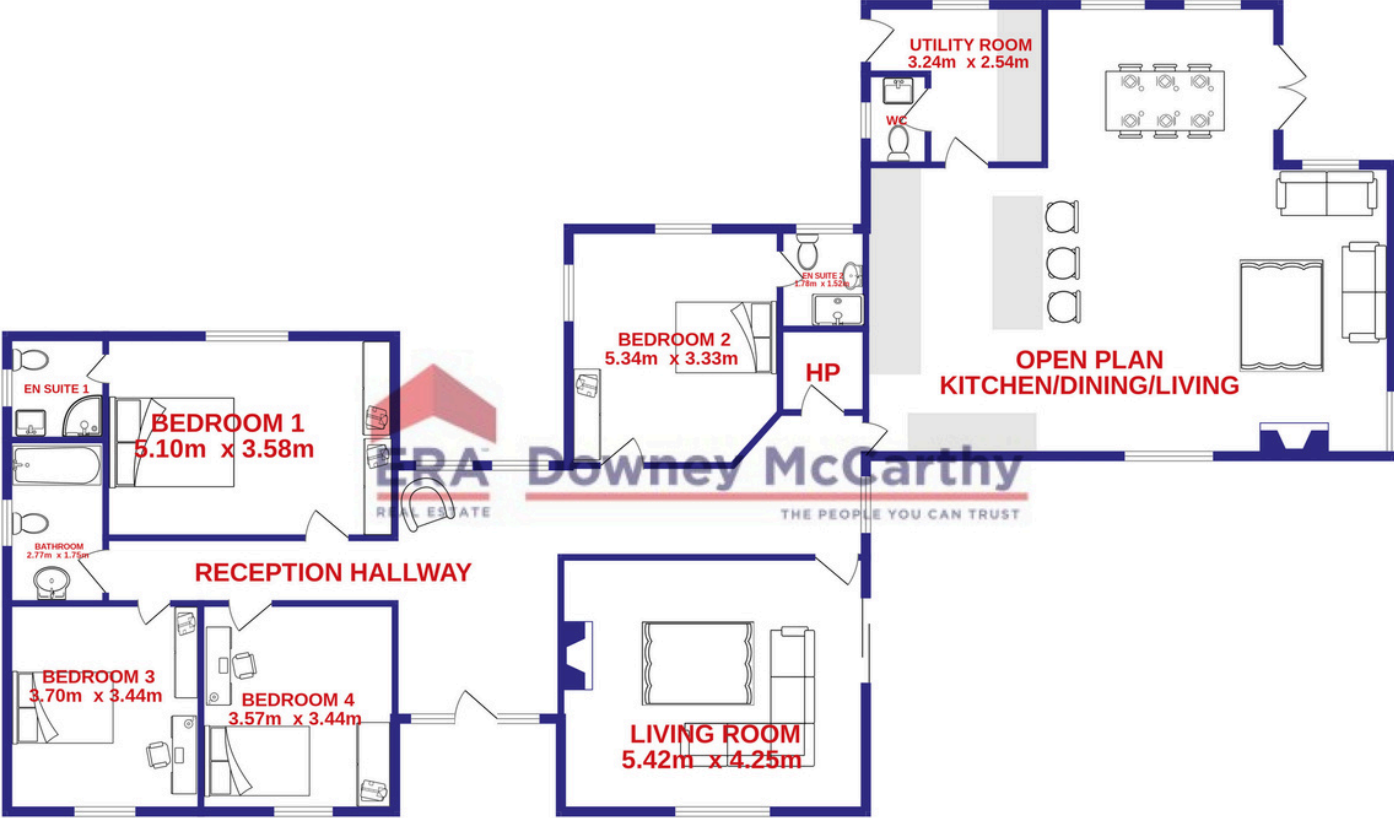
### | **FAMILY BATHROOM**

2.77m x 1.75m (9'0" x 5'7")

The main family bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath, one large frosted window to the side of the property, floor and wall tiling throughout, one radiator, and one centre light piece.



| FLOOR PLAN





## | GARDENS AND EXTERIOR



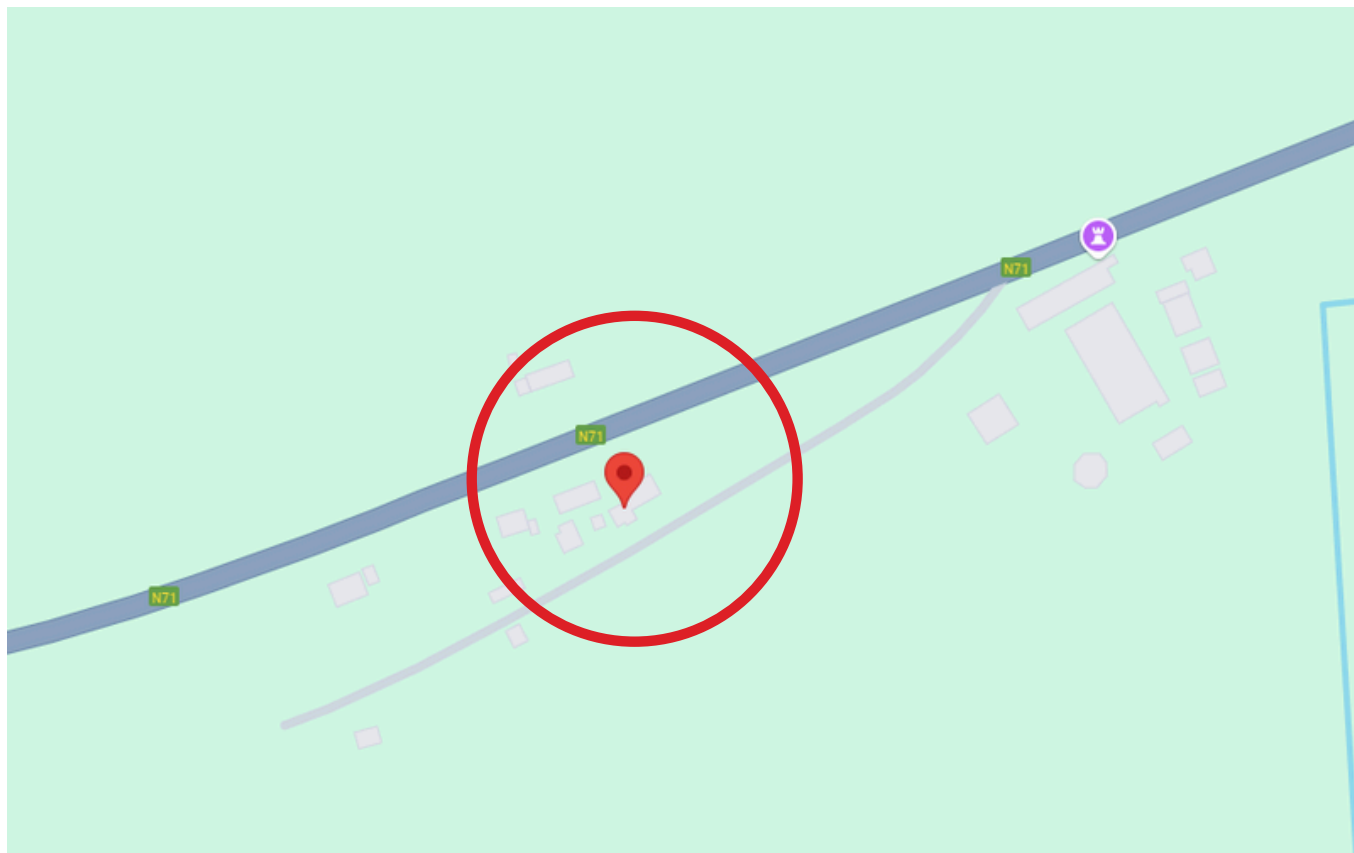
The front of the property has a large driveway and can accommodate off street parking for multiple vehicles. There is a large garden area which is laid to lawn with mature shrubs and plants abound, and which wraps around the side of the property.

The rear of the property boasts a south facing aspect. There is a maintenance free gravel area, and a garden which is laid to lawn. The property also offers a decking area, ideal for outdoor entertaining in the warmer summer months. There is rear access to the property, the oil burner is located here, and a detached block built shed offers plenty of storage.



## | DIRECTIONS

Please see Eircode T12 R86E for directions.



## | ALL ENQUIRIES TO:

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**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

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