

FOR SALE BY PRIVATE TREATY**Glashaboy South,
Carrignavar,
Co.Cork**

Magnificent 4 bedroom family residence c.2,500 Sq. Ft. situated on c. 0.5 acre of landscaped gardens. The property has a number of eye catching features and has been decorated to the highest of standards by its current owners, a truly turnkey property. Benefiting from extremely spacious living accommodation throughout, that is ideally suited to a young or mature family. Very peaceful and private setting with undisturbed countryside views, yet within easy access to all amenities.

The property has an excellent location 15 mins from Cork City & Mallow, within 2-3 mins drive of Main to Cork Mallow Road N20

Accommodation:

Ground Floor Accommodation:

Entrance Hall:

Tiled flooring, large bright entrance hall with spot lighting, smoke detector. Cloak room with storage, plumbed as downstairs wc, Telephone Point.

Kitchen:

17ø1ö x 13ø1ö, 5.22m x 4.0m,
Tiled Flooring, Beautiful Cream Fitted Kitchen units at worktop and eye level with tiled splashback, integrated hob oven, extractor fan, Fridge Freezer, dishwasher, larder unit. Fitted blinds, spot lighting. Telephone for electric gates.



Utility Off:

7ø9ö x 5ø2ö, 2.42m x 1.60m,
Tiled flooring, fitted units at worktop and eye level, plumbed for appliances. Rear door entrance.

Dining Room: 12ø11ö x 13ø6ö 3.69m x 4.16m
Semi- Solid Walnut timber flooring, double doors to lounge, fitted blinds.

Lounge: 13ø6ö x 17ø8ö, 4.16m x 5.29m
Bay window with fitted blinds, semi-solid Walnut timber floor, feature Sandstone fireplace with marble hearth and inset solid fuel stove and cash iron surround. Fitted radiator cover, T.V. Point.



TV Room/Playroom: 14ø2ö x 11ø6ö, 3.53m x 4.33m,
Semi-solid Walnut flooring, Limestone fireplace with Duplex electric insert.
Double doors to rear garden. Beautiful undisturbed countryside views.

Bedrom 4: 14ø2ö x 19ø8ö, 4.33m x 6.05m,
Carpet Flooring, Bay Window, Extremely spacious bedroom fitted to a very high standard T.V. Point.



En-Suite: Beautifully fully tiled suite, wc, whb, fitted chrome towel rail, shower unit with triton shower, Extractor fan.
Walk in Wardrobe with large railing and shelving space and fitted shoe cupboard.

1st Floor

Accommodation:

Stairs &

Landing:

Carpet Flooring, Spot Lighting, landing window with fitted blind. Fitted radiator cover. Walk in Hot Press. Stira stairs to Attic.

Bedroom 1:

18ø7ö x 13ø6ö , 5.72m x4.15m

Carpet Flooring, Bay Window with fitted seat and radiator cover, Fitted Blind, spot lighting, velux window, storage in eaves of attic.



En- Suite: Beautifully fully tiled suite, w.c., whb, fitted chrome towel rail, Fitted Shower unit, velux window.

Bedroom 2:

12øöx 16ø4ö, 3.95m x 4.99m

Carpet Flooring, Fitted Blinds

Fantastic Countryside Views

Bedroom 3:

10ø1ö x 16ø2ö, 3.33m x 4.93m,

Carpet Flooring, Bay Window with fitted seat and radiator cover. Fitted blind, Spot Lighting.

Bathroom:

7ø4ö x 13ø10ö, 2.25m x 4.23m,

Beautiful apportioned family bathroom, tiled to a high specification w.c., whb, fitted shower unit, corner bath. Fitted chrome towel rail, Velux window.

Features:

- House was pumped with Envirobead & Envirobed plus cavity wall insulation in 2011 by McHugh Insulation.
- Large tarmacadam driveway to front with beautiful stone wall entrance & electric gates.
- Good sized dog run, fully enclosed.
- PVC Fascia & Soffit
- PVC Double Glazed windows throughout

Gardens:

The gardens boundaries are well defined with secure side entrances to both sides. One finds a large mature lawn to rear and an array of plants, trees and shrubbery to the front garden. There is also a good sized dog run that is fully enclosed.

**Heating:**

The property has the benefit of Oil Fired Central Heating with Zoned Control System.

BER:

BER: B3, BER No: 108732207

Services:

Private Well Water, Septic Tank

Title:

We are advised the property is held on a freehold basis

Negotiator:

Robert OøKeeffe, E-mail: Robert@irishandeuropean.ie

Viewing: Strictly by prior appointment only with the selling agent.

Solicitor: Seamus Doody, Doody Solicitors, 21 South Mall, Cork

Directions: From Cork City, take the N20 Main Cork-Mallow Road. Proceed through Rathduff and take the exit on the right signposted for Bottlehill & Killavullen. Continue on this road for 5.8km and the property is on the left hand side with a stone wall entrance.

Alternatively coming from Carrignavar village, proceed straight through the village heading north, passing the Co-Op, keep right at the republican monument cross road and proceed for 2.8km and the property is on the right hand side.

Eircode: T34NN96

Price: €335,000

