

Elm Lodge, Lower Monard, Rathpeacon, Kileens, Cork

BER D1



ERA Downey McCarthy are most pleased to present this exquisite four bedroom detached bungalow set on a fabulous one third of an acre site in a tranquil and peaceful countryside location yet in close proximity to Blarney village and Blackpool Shopping Centre. The site is mature and well landscaped with ample space to the front and side and a huge garden to the rear with a detached outhouse offering even more potential.



€350,000

PSRA Licence No. 002584

Accommodation

- Porch 2.21m x 1.91m Very attractive décor with one centre light fitting, wall fitted candle holders and tiled floor. A glass panel door allows access to the main hallway.
- Main Hallway 3.56m x 2.15m L shaped hallway, other measurement is 3.46m x 1.00m. In the hallway we have a radiator and an attractive radiator cover, recess lighting and a glass panel stairs leads to the first floor. Features include one telephone point, attractive tile floor and glass panel doors allow access to all rooms.
- Lounge/Family Room 3.98m x 4.45m This room has one large window overlooking the front with venetian blinds, curtain rail and curtains. The room has a very attractive fire place with a in-built stove, centre light fitting, radiator and semi solid wooden floor.
- Kitchen 6.12m x 3.64m A very well fitted kitchen with a huge array of fitted units, granite worktop, double drainer sink, fitted glass cabinets, plenty of room for storage, at eye and floor level and an integrated dishwasher under the worktop. The Kitchen also has centre island unit with a granite worktop, recess lighting in the ceiling and porcelain tile flooring complete the look of the kitchen/dining.



- Sun Room / Dining Room 4.75m x 4.3m A very attractive room with two velux windows in a high vaulted timber panel ceiling, recess lights, four windows on either side, allowing in an abundance of natural daylight and a triangular shaped window at the back with French doors leading out to the timber deck area in the back garden. Features include two radiators and a walnut wooden floor.
- Utility Room 3.03m x 2.96m A back hallway gives access to the utility room. A very well fitted and spacious utility room that has plenty of room for a washing machine and a dryer. Fitted units at both eye and floor level, one window overlooks the back, a glass panel door leads out the back garden and all the electrics and service board are in the utility area.

- Bedroom 4/ Family Room 4.48m x 2.98m

One large window overlooks the front with curtain rail and curtains. The room has a stove, centre light fitting and a solid wooden floor. This room is currently being redecorated so it could be used for any purpose including a fourth bedroom if required.

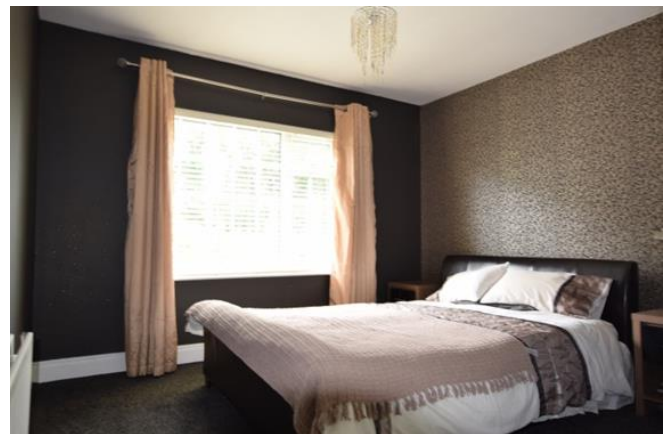
- Bedroom 1 3.57m x 4.28m

The Master bedroom is a very large double room with one window overlooking the back of the property fitted with a roller blind, curtain and curtain rail. This bedroom has built-in bedroom wardrobes with fitted mirror insert, one centre light fitting, one radiator and carpet flooring.



- Bedroom 2 3.45m x 3.82m

Another spacious double bedroom with one window overlooking the front fitted with venetian blinds, curtain rail and curtains. The room has large bedroom wardrobes, centre light fitting, radiator and carpet flooring.



- Bedroom 3 3.49m x 2.4m

A spacious single room with one window overlooking the front with venetian blinds. The room has one centre light fitting, vinyl effect floor and one radiator.

- Family Bathroom 3.43m x 1.8m

This bathroom also houses the hot press, the press has a copper cylinder tank, dual immersion and fitted shelving. The bathroom has a fully tiled stand alone shower cubicle with a door, fitted with a Mira Sport electric shower. Other features include one W.C, a fitted bath, fully tiled wall

around the bath, wash hand basin, heated towel rail and a fully tiled floor. A window overlooks the back with a fitted blind, the room has a centre light fitting, paneled ceiling and attractive décor and a mirror with a fitted light surround.

- Stairs and Landing 2.86m x 2.09m The stairs are fully carpeted leading to the first floor landing. One window on the landing overlooks the porch, two power points, one telephone point and a broadband point.
- Room 1 5.0m x 4.1m A fine spacious room with one dormer window to the front and a velux window to the rear. The room has one radiator, eight power points, telephone point and a solid varnished wooden floor.
- Room 2 4.16m x 4.12m Another spacious room with one dormer window to the front and a velux window to the rear. This room has four power points, one radiator and solid wooden floor. A doorway allows access to an en suite bathroom.
- En Suite Bathroom 4.1m x 2.35m A very spacious bathroom with a curved corner bath, there is a fully tiled wall around the bath and a fitted electric shower with its own enclosed shower cubicle. The en suite has one W.C, one wash hand basin, one radiator, velux window and fully tiled walls and floors.
- Room 3 3.0m x 2.25m This room has one velux window overlooking the back of the property, it has two power points and a varnished wooden floor.
- Outside Shed 5.0m x 3.92m Block built and plastered shed, this out building has an A shaped roof, three windows, electricity, fluorescent light fittings, fitted worktop area, radiator and a solid concrete floor.

Features

- 2,150 Sq. Ft. Approx.
- Superb Sunroom Extension
- Spacious Living Accommodation
- 4 Large Bedrooms Downstairs
- Oil Fired Central Heating
- Spacious and Private Rear Garden

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