

11 Rosemount, Kilcully, Whites Cross, Cork.



A most attractive 4 bed detached bungalow situated in a mature and sought-after residential location. The property whilst in need of modernization stands on a superb site with ample scope for a further extension subject to planning permission.



€400,000

PSRA Licence No. 002584

Accommodation

- Main Hallway 6.0m x 5.1m
- Guest W.C
- Living Room 5.11m x 4.18m

A fine spacious hallway with a large window overlooking the front. Features include one radiator, solid wooden floor and a solid wooden staircase allows access to the first floor. Solid doors lead to all rooms and the guest W.C is also accessed from the hallway.

The guest W.C has one wash hand basin, tile walls and flooring, one light piece and one W.C.

The living room has one large window overlooking the front of the property and a feature fireplace with a built-in stove. Features include a solid wooden floor, one centre light piece, one radiator, television point and ample power points. Double glass panel doors lead into the dining room from the living room.



- Dining Room 3.93m x 3.92m

The dining room can also be accessed from the hallway. A super dining room with French doors leading out onto the patio area at the back. Features include one centre light fitting, one radiator and a solid wooden floor.



- Kitchen 4.77m x 4.5m

A very well fitted kitchen with beautiful units at eye and floor level. Appliances include a raised double oven, fitted hob and extractor fan and space for a dishwasher and fridge freezer. Other features of the kitchen include a double drainer sink that is neatly positioned underneath the window that overlooks the back garden, fitted dresser unit, tile flooring, recess lighting and one radiator. A door leads out to the utility

area and a door at the opposite side of the room leads into the family room.

- Utility Room 2.17m x 3.13m

A very spacious utility area that is plumbed for a washing machine and a drier. The utility has space for a chest freezer, plenty of worktop room, some fitted shelving and presses and the access to the attic is gained from this area via an access hatch. Other features include tile flooring, one centre light piece and a PVC door allows access to the rear garden.

- Family/TV Room 3.97m x 4.17m

The family room has a fitted fireplace and a brick surround in the corner and one large window overlooks the rear of the property. The family room is finished with a semi-solid wooden floor, one radiator, one centre light fitting, two wall lights and makes an ideal area for entertaining. This room would also work perfectly as a playroom or study.

- Guest Bedroom/Bedroom 4 3.98m x 3.46m

A spacious double bedroom with one window overlooking the front of the property. The bedroom has a solid wooden floor, one radiator and a centre light fitting.



- Stairs and landing 6.56m x 2.88m

A very bright landing with a dormer style window overlooking the front of the property. Features include one radiator, solid varnished wooden floor, two wall lights, two double power points and three wall lights. Solid doors lead into all rooms.

- Bedroom 1 5.17m x 5.23m

A spacious double bedroom with one large window overlooking the back garden. The room has ample storage space with a large well fitted wardrobe along the side wall. Features include a solid varnished wooden floor, one radiator, telephone point and ample power points. A solid door allows access into the en suite.

- En Suite 1.81m x 2.11m

The en suite has a fitted electric shower in an enclosed shower cubicle. Features include fully tiled walls and floors, one W.C, one wash hand basin, radiator, globe light fitting and a velux window allows in natural daylight.

- Bedroom 2 3.88m x 5.27m

Another spacious double bedroom but with one window overlooking the front of the property. This room also has plenty of room for storage and wardrobes. Features include a solid varnished wooden floor, ample power points and a radiator.


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| <ul style="list-style-type: none"> • Bedroom 3 | <p>3.98m x 5.47m</p> | <p>A very spacious room that has dual aspect windows with one overlooking the front and the other the rear. The room has plenty of space for a double bed, ample power points, solid varnished wooden floor, one radiator and a centre light fitting.</p> |
| <ul style="list-style-type: none"> • Main Bathroom | <p>2.11m x 2.27m</p> | <p>The bathroom has a fitted bath with a Mira Shower appointed over the bath. Features include one W.C, one wash hand basin, fitted mirror with shaver light, one radiator, globe light fitting and a velux window allows in natural light. The bathroom also has fully tiled walls and floors in an attractive décor tile.</p> |
| <ul style="list-style-type: none"> • Walk-in Hot Press | <p>2.11m x 1.03m</p> | <p>The hot press is fully fitted with shelving for storage. Other features include a pre-sealed tank, the dual immersion, one light fitting and solid varnished wooden floor.</p> |

Features

- 224.9 m² / 2421 ft²
- 0.5 Acre Site
- Oil fired central heating
- Spectacular detached family residence
- Superb site with substantial manicured lawns
- Excellent location close to Dublin Hill and close proximity to Blackpool Retail Park and Shopping Centre
- Excellently proportioned bedrooms and living areas
- Magnificent master bedroom suite with fitted wardrobe
- Ample off-street parking

Directions

Please see Eircode T23 PK40 for directions.

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