

Pine Hill, Adamstown, Fivemilebridge, Cork



ERA Downey McCarthy are delighted to present to the market this absolutely superb four bedroom detached dormer bungalow which comes to the market in pristine condition and occupies a private site in Fivemilebridge, Cork. Enjoying an abundance of natural light throughout along with uninterrupted views over River Owenabue and the surrounding countryside, viewing comes highly recommend to fully appreciate what this property has to offer.

Accommodation consists of porch, reception hallway, guest w.c, main hallway, living room, superb kitchen/dining/living area, three spacious bedrooms, a walk-in wardrobe, home office/study, utility room and main bathroom on ground floor level. Upstairs there is a spacious attic room, shower room and storage space. The property also offers a granny flat, consisting of reception hallway, open plan kitchen/dining/living area on the ground floor while upstairs there is a spacious bedroom and a bathroom.

AMV: €525,000

BER C3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Beautifully presented detached home on a private site
- Approx. 255.94 Sq. M. / 2,755 Sq. Ft.
- Main House approx. 190.44 Sq. M. / 2,049 Sq. Ft.
- Granny Flat approx. 68.5 Sq. M. / 737 Sq. Ft.
- Built in 1969
- BER C3
- Oil fired central heating
- Four bedrooms in total
- Granny flat with separate entrance
- Fibre optic high speed broadband
- Secure electric gates
- Ample off street parking
- Detached garage
- Superb patio area which enjoy a south facing aspect
- Raised decking area with access to the garden
- Uninterrupted views over River Owenabue and the surrounding countryside
- 20 minutes' drive to Cork city centre
- Easy access to the N71 and N27 road networks

| PORCH

0.55m x 1.8m (1'8" x 5'9")

Double PVC glazed doors allow access to a porch area which has tile flooring. A timber door with glass centre and side panelling allows access to the main reception hallway.

| RECEPTION HALLWAY

2m x 2.15m (6'5" x 7'0")

The welcoming reception features attractive décor, wide plank oak timber flooring, smoke alarm, two power points and one radiator cleverly disguised behind a radiator cover.



| GUEST W.C

2.4m x 1.9m (7'8" x 6'2")

The guest w.c features a two piece suite, impressive tile flooring, one window to the front of the property, one radiator, one centre light piece, integrated storage space and an impressive Sliderobe fitted unit for additional storage.



| MAIN HALLWAY

1m x 9.2m (3'2" x 30'1")

This hallway allows access to all rooms to the front and rear of the property at ground floor level. The area has wide plank oak timber flooring, two wall-mounted light pieces, attractive neutral décor and one smoke alarm.



| LIVING ROOM

7.1m x 4.55m (13'2" x 14'9")

A spectacular main living room is dual aspect with two windows to the side of the property, both including Roman blinds, and one large window to the rear which offers beautiful views of the surrounding countryside. The room has high quality oak timber flooring, covings surrounding the ceiling and centre light piece, impressive open fireplace, one large radiator, eight power points and one television point.



| KITCHEN/DINING/LIVING

3.9m x 4.1m (12'7" x 13'4")

This beautiful kitchen/dining/living area has a feature bay window to the rear and a door allowing access to an enclosed patio area, flooding the room with extensive natural light. The room has tile flooring throughout, attractive neutral décor, a smoke alarm, carbon monoxide alarm and a centre light piece. A modern fitted kitchen features hand-painted units at eye and floor level with strip lighting, extensive worktop counter and tile splashback. The kitchen includes an integrated double oven, microwave, dishwasher, hob, extractor fan, fourteen power points and a bowl and a half sink. The dining/living space has one radiator, wall-mounted shelving, extensive dining space, one television point, one telephone point, seven power points, a solid fuel stove, granite hearth with tile inlay and a spectacular seating area.



| BEDROOM 1

5.9m x 3.9m (19'3" x 12'7")

A superb master bedroom has one window to the rear, offering panoramic views of the countryside. The room has carpet flooring, attractive décor, feature wallpaper to one wall, recessed spot lighting, built-in storage, one large radiator, six power point and a door allowing access to a walk-in wardrobe.



| WALK-IN WARDROBE

2m x 2m (6'5" x 6'5")

The wardrobe features hanging and shelving areas, one centre light piece, carpet flooring and two power points.

| BEDROOM 2

3.9m x 4.7m (12'7" x 15'4")

This spacious double bedroom is dual aspect with one window to the rear of the property and one window to the side. The room offers superb views, carpet flooring, built-in storage space, one radiator, six power points, one television point and attractive neutral décor.



| BEDROOM 3

3.55m x 3.8m (11'6" x 12'4")

This large double bedroom has one window to the front of the property including a roller blind, a curtain rail and curtains. The room has high quality oak timber flooring, attractive colour palette, one centre light piece, one radiator, four power points and a cleverly disguised hot press area.



| HOME OFFICE/STUDY

2.4m x 3.85m (7'8" x 12'6")

A superb versatile room has one window to the front of the property including a roller blind, a curtain rail and curtain. The room has high quality vinyl floor covering and an impressive Sliderobe fitted unit, adding extensive storage space. There is one radiator, two power points, one centre light piece and this room could serve a multitude of uses either a home office or second living area. A door from here allows access to a utility space.



| UTILITY ROOM

2.4m x 2.15m (7'8" x 7'0")

This room has one window to the side of the property including a roller blind and a PVC door with glass centre panelling allowing access to the front. The area features vinyl floor covering, built-in units from floor to ceiling, an access hatch to the attic, plumbing for a washing machine, space for a dryer, worktop counter, stainless steel sink, one centre light piece and six power points. The oil burner is housed within this room.



| BATHROOM

2.4m x 2.4m (7'8" x 7'8")

The bathroom features a four piece suite including a double shower walk-in area and a bath. The room has tile flooring, one window to the front including a Roman blind, neutral décor, one radiator and radiator cover, integrated storage under the sink, one centre light piece and one wall-mounted light piece.



| ATTIC ROOM

5.2m x 6.3m (17'0" x 20'6")

An enclosed stairway from the reception hallway allowing access to the attic room. This room could serve a multitude of uses either as a home office, study, additional playroom or could be used for storage space. There are two large Velux windows, laminate timber flooring throughout, recessed spot lighting, ten power points, access to storage space within the attic and doors allowing access to a shower room and additional storage room respectively.



| SHOWER ROOM

The shower room features a three piece suite, integrated storage space, recessed spot lighting, wall mirror with lighting one extractor fan and laminate timber flooring. The shower area is finished with tiling from floor to ceiling and incorporates a Mira Sport electric shower.



| STORAGE ROOM

This area features wall-mounted rails.

| GRANNY FLAT

A PVC door with glass centre panelling from the front of the property allows access to the reception hallway.

| RECEPTION HALLWAY

2.52m x 1.2m (8'2" x 3'9")

The hallway features tile flooring, recessed spot lighting, one power points, one alarm control point and an oak door with glass centre panelling allows access to the open plan kitchen/dining/living area.



| OPEN PLAN KITCHEN/DINING/LIVING

5.2m x 7.55m (17'0" x 24'7")

This spectacular open plan room is dual aspect with one window to the front of the property and two sets of glass sliding doors overlooking the rear and raised decking area. Filled with natural light, the room features superb oak timber flooring and recessed spot lighting throughout. The kitchen area is fitted with modern units in a Prague ivory high gloss colour scheme with contrasting walnut worktop counter and tiled splashback. There is an integrated breakfast counter with seating. The kitchen includes integrated oven/hob/extractor fan, dishwasher, sink, space for an American style fridge freezer, plumbing for a washing machine, a wall-mounted shelf, one centre light piece and ten power points.



The room offers extensive dining and living space, all finished in an attractive neutral colour palette. There is a solid fuel stove situated on a granite hearth with brick effect surround and throughout this space there are sixteen power points, one telephone point, one television point, one thermostat control for the heating and one radiator.

Sliding doors allow access to the raised decking area.



| STAIRS AND LANDING

The stairs to the first floor level are fitted with carpet flooring. At the top of the landing there is one window to the rear, a smoke alarm, a carbon monoxide alarm, one recessed spot light and two power points. A sliding door allows access to a shower room.

| SHOWER ROOM

2.75m x 1.8m (9'0" x 5'9")

This shower room features a three piece suite including a double corner shower area with a rain water shower fitting. There is impressive modern tiling throughout, recessed spot lighting, a wall mounted heater, attractive border inlay tiles, storage space, wall-mounted shelving, a towel rail and a wall-mounted light piece.



| **BEDROOM**

3.8m x 4.3m (12'4" x 14'1")

This superb main bedroom has one window to the front of the property including a curtain rail and curtains. The room has semi-solid oak timber flooring and impressive Sliderobe fitted units. Other features include recessed spot lighting, one radiator, eleven power points and a television point.



| **GARAGE**

4.8m x 4.4m (15'7" x 14'4")

To the right of the main residence, there is a detached garage with roller door to the front and a pedestrian entrance at the side. The garage has concrete flooring, a window to the rear, one centre light piece and ample power points. A Stira staircase allowing access to an attic area, offering further storage space.

| GARDENS AND EXTERIOR



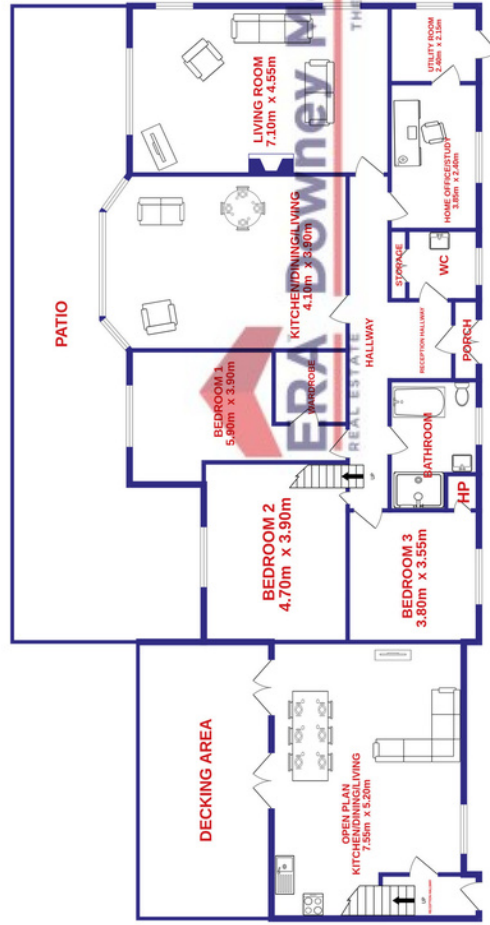
Secure electric gates allow access to a tarmacadam driveway facilitating off street parking for up to ten vehicles. This area is fully enclosed and extremely private, surrounded by shrubs and plants throughout. There is outside lighting and steps from the eastern perimeter allow access to the rear.

A Steeltech shed is situated on a concrete base and offers storage space. There is an outside tap and a single vehicle garage with roller door and pedestrian entrance.

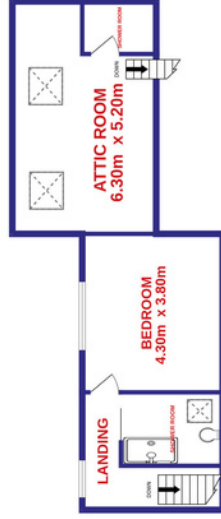
At the rear, the property offers a fantastic south facing and enclosed garden area. The garden is laid to lawn with an abundance of mature shrubs and plants throughout.

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



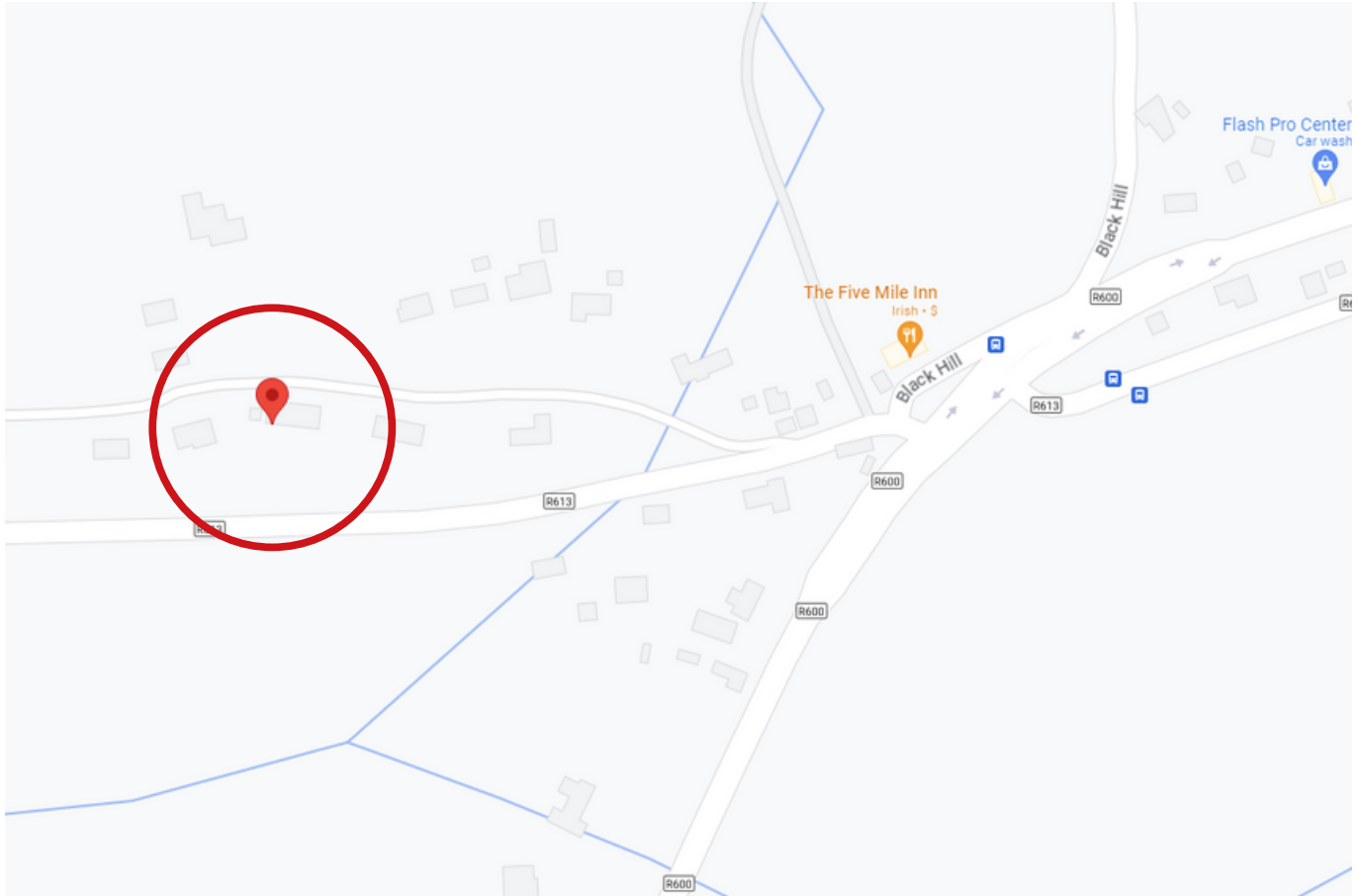
TOTAL FLOOR AREA: 255.9 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or operation can be given.

Made with Metropix ©2023

| DIRECTIONS

Please see Eircode T12 EV84 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor Details:

John Murphy, Galvin Donegan Solicitors, 91 South Mall, Cork

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.