

Gortnalahee, Carrignavar, Cork



ERA Downey McCarthy Auctioneers are delighted to launch to the market this spacious four bedroom detached bungalow situated in a mature and quiet location in Carrignavar, Cork. Located just 20km from Cork city centre, the property offers spacious bedroom and living accommodation, a beautiful rear garden, and superb views of the surrounding countryside and forestry. Viewing comes highly recommended.

Accommodation consists of reception hallway, living room, kitchen, dining room/bedroom 4, three additional spacious bedrooms, and the main family bathroom.

AMV: €380,000



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PSRA No. 002584

| FEATURES

- Approx. 134 Sq. M. / 1,442 Sq. Ft.
- Built in 1976
- BER F
- Oil fired central heating
- Four spacious bedrooms
- Beautiful and private rear garden
- Quiet mature location
- Superb countryside views
- 20km to Cork city centre
- Easy access to the N20 and M8 road networks

| RECEPTION HALLWAY

4.55m x 10.97m (14'9" x 35'9")

A teak door with a frosted glass window to the side allows access into the very spacious reception hallway. The hallway has tile flooring, one radiator, three light fittings, three radiators, neutral décor, and solid doors lead to all rooms.



| LIVING ROOM

4.31m x 4.85m (14'1" x 15'9")

A superb main living room is dual aspect with one window overlooking the front of the property, and another to the side, allowing in extensive natural light. This spacious room has plenty of space for a suite of furniture, built-in display and storage units, a feature fireplace with a stove insert, one large radiator, one centre light fitting, attractive neutral décor and timber flooring.



| KITCHEN/DINING ROOM

3.05m x 4.91m (10'0" x 16'1")

The kitchen has solid pine fitted units, installed in 2002, with an extensive worktop counter and tile flashback. The kitchen includes built-in units for storage, plumbing for a washing machine, and for a dishwasher, space for an oven/hob/extractor fan, a stainless steel sink, and space for a fridge freezer. The kitchen has one window overlooking the rear of the property, tile flooring, two light fittings, and a door allows access out to the rear garden.



| DINING ROOM/BEDROOM 4

4.4m x 3.63m (14'4" x 11'9")

This versatile room also benefits from a dual aspect with one window to the side of the property, and another overlooking the rear which offers spectacular views of the surrounding countryside and forestry. The room has a feature fireplace with an electric insert, one centre light fitting, one large radiator, and timber flooring.



| BEDROOM 1

3.42m x 4.35m (11'2" x 14'2")

A large spacious double bedroom has one window overlooking the front of the property, attractive neutral décor, a built-in wardrobe for storage, one radiator, one centre light fitting and carpet flooring.



| BEDROOM 2

3.5m x 3.21m (11'4" x 10'5")

Another spacious double bedroom that has one window overlooking the rear, one centre light fitting, one radiator, space for a wardrobe unit, neutral décor and timber flooring.



| BEDROOM 3

3.43m x 3.29m (11'2" x 10'7")

This double bedroom has one window overlooking the front of the property, built-in wardrobes for storage, one radiator, one centre light fitting and carpet flooring.



| MAIN BATHROOM

3.1m x 2.24m (10'1" x 7'3")

The main bathroom features a four piece suite including a Triton T90SR electric shower fitted over the bath. The room has one frosted window to the rear, fully tiled walls and floors, a press that is shelved for storage, one radiator, one centre light fitting, one wall-mounted light piece, and neutral décor.

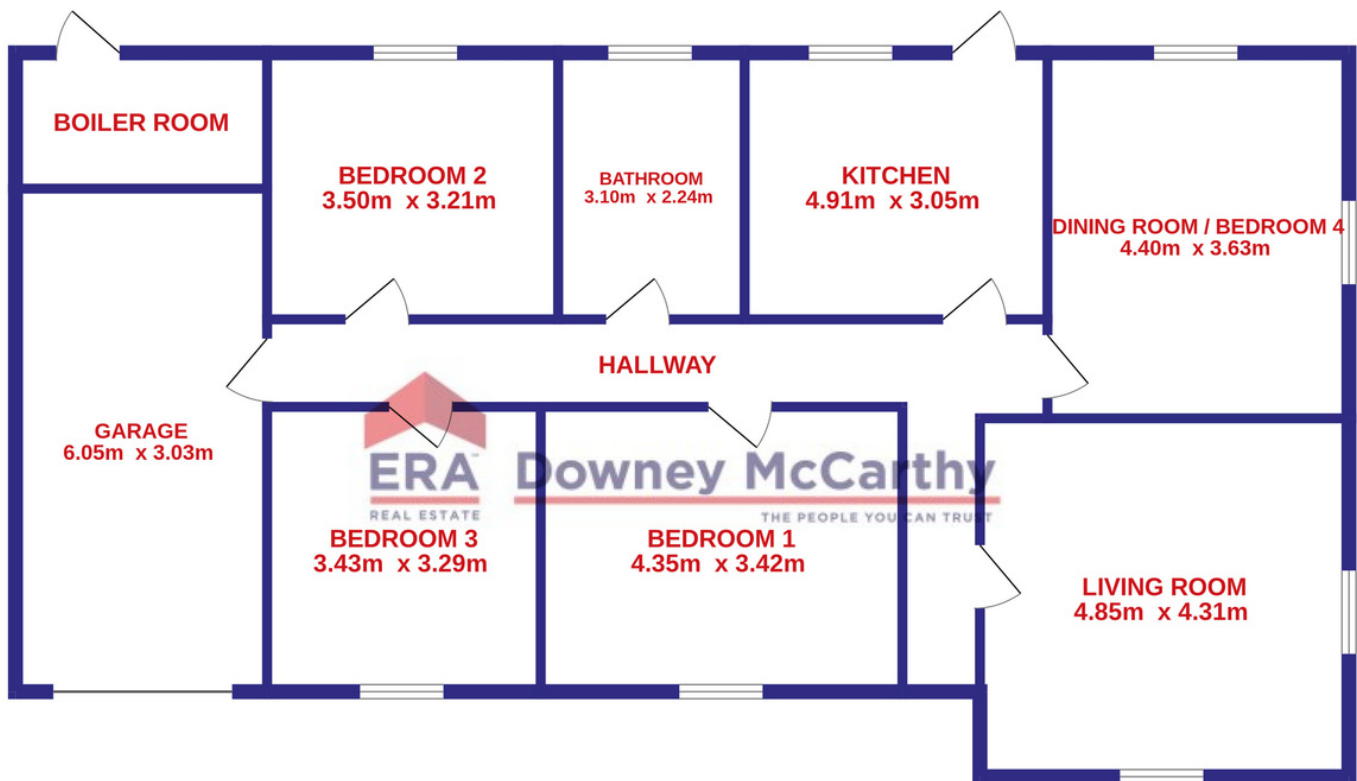


| GARAGE

6.05m x 3.03m (19'8" x 9'9")

A door from the hall allows access into the garage, which is ideal for storage. The garage can also be utilised as a home gym or converted into further living space if required or another bedroom/home office if required, subject to planning permission.

| FLOOR PLAN



| GARDENS AND EXTERIOR

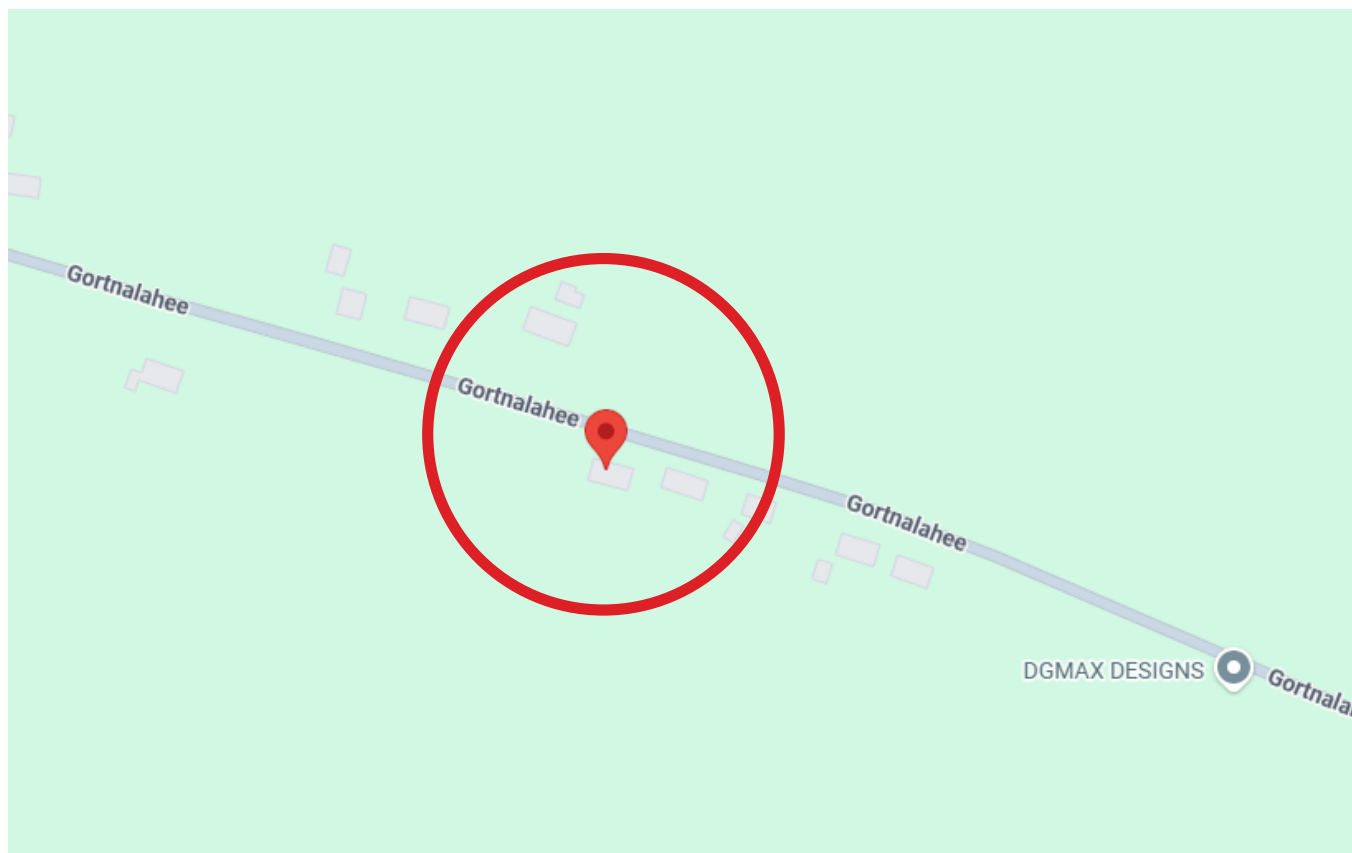


The front of the property is fully enclosed with mature hedging on all sides. There is a large spacious front garden which is laid to lawn, with mature shrubs and plants abounding. Two driveways accommodate off street parking for multiple vehicles, and a concrete footpath leads up to the front door.

The rear of the property boasts a beautiful and large rear garden, which is fully enclosed on all sides with mature hedging. The garden is laid to lawn and offers peaceful countryside views. There is also access to a boiler house to the rear of the property, which houses the oil burner.

| DIRECTIONS

Please see Eircode T34 NW63 for directions.



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