



FOR SALE
Cross of the Groves,
Brigown, Mitchelstown, Co Cork. P67 E780



Paul O'Driscoll Auctioneer is delighted to bring to the market this well-appointed detached two storey residence which has been extensively refurbished to an exceptionally high standard. High level of insulation throughout the house with a well finished interior design. Walled in gardens front and rear with outdoor garden room.

Located in a strong residential location within walking distance of all amenities and only 3 min drive from the M8 Motorway.

Viewing of this beautiful, spacious and bright home is highly recommended.

ACCOMMODATION

Entrance hall **16ft 7 x 3ft 7**

PVC wood grain entrance door with central fan light. Letter box. Laminate timber flooring. Featured stone effect wall. Wall Radiator.

Bedroom 4-Playroom: **13ft 9 x 11ft 1**

This room can serve for many purposes such as bedroom, home office, playroom etc. Laminate timber flooring. Featured timber effect tile wall. Window overlooking front garden. Wall radiator.

Living Room: **13ft 4 x 10ft 6**

Laminate timber flooring. Open archway to kitchen and archway to rear lobby. Solid fuel wood burning stove with built in back boiler. Tiled featured wall with insert wood burning stove and shelving for storage. 2 Windows. Stairs leading to first floor.

Open archway to Kitchen-Dining: **24ft 9 x 13ft 11**

Kitchen: Wood effect tiled flooring. Fully fitted oak kitchen with wall and floor units. Granite worktop. Built in eye level oven and grill. Plumbed for washing machine and dishwasher. Integrated hob. Central island with granite worktop and fitted stainless steel sink with mixer tap. Glass panel door leading to rear garden.

Dining area: Wood effect tiled flooring. 2 Wall radiators. Window overlooking front garden. Door to front garden. Double doors to front garden.

Lobby **6ft 3 x 5ft 10**

Double doors leading to rear garden. Wall Radiator. Enclosed understairs storage. Laminate timber flooring. Door leading to bathroom.

Bathroom: **7ft 11 x 6ft 1**

Fully tiled walls and floor. Walk in shower unit, toilet and wash hand basin. Window. Towel radiator.

Stairs: Carpeted.

Landing: 10ft x 6ft

Laminate timber flooring. Storage room. Window.

Bedroom 1: 13ft 1 x 11ft 7

Laminate timber flooring. Two windows. Radiator with cover.

Ensuite/wet room 4ft 9 x 3ft 11

Sliding timber panel door. Tiled walls and floor. One window. Towel Radiator. Shower, toilet and wash hand basin.

Bedroom 2: 12ft 7 x 11ft 8

Laminate timber flooring. 2 Windows. 2 Radiators.

Bedroom 3: 8ft x 6ft 2

Laminate timber flooring. Window. 2 Radiators. Wall to wall mirrored slide robes (this room is presently being used as a wall in dressing room and can easily be converted back to a single bedroom).

Outside: Walled in front and rear gardens. Garden Shed. Lawn area with patio slabs. Double concrete driveway at the front of the house with lawn and raised strawberry beds. Red robin Hedging and mature trees. Side Entrance covered with a lean-to roof giving ease of access to the rear of the house. An excellent area for storage.

Garden room at rear 16ft 10 x 13ft 11

Fully tiled flooring. Timber surround with apex exposed beam roof with fan lights. This is a excellent outdoor space finished to an exceptional high standard. Ideal for outdoor living at any time of the year overlooking the garden.

Services: Mains Water. Mains Sewage. Solid fuel central heating.

Building Energy Rating: C2

Features:

- Extensively refurbished to an exceptionally high standard.
- High level of insulation throughout.
- Well finished interior design.
- Garden room to the rear.

VIEWINGS

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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