

**FOR SALE**  
**No. 5 Ard Abhainn,**  
**Ballyhooly, Co Cork P51 CY98**



Paul O'Driscoll Auctioneer proudly introduces this distinguished 5 bedroomed detached residence set on beautiful, landscaped gardens front and rear with tarmac driveway.

The property offers exceptionally blend of generous family living, rural tranquillity, and self-sufficiency potential. The property was constructed in 2006 and is in excellent condition throughout. It extends to 195 sq. metres over 2 floors and has a B3 BER rating.

As you approach this residence, you will be met by a tarmac driveway, natural stone entrance piers and walls, landscaped mature gardens with mature beech hedging on all sides. Ample Parking space. At the rear is a large closed in private garden with patio area and garden shed. This is a west facing garden which benefits from the afternoon-evening sun.

Situated just off the N72 in Ballyhooly Village which is a thriving place full of character and busy sports and social scene.

Ballyhooly is located on the banks of the River Blackwater famous for the best salmon and trout fishing in Europe. The village is surrounded by many woods such as Castleblagh woods which is located on the Avondhu Way. Popular for hikers and nature lovers.

## **Accommodation**

### **Entrance Hall**

**13ft 2 x 8ft 8**

Solid teak front door with central glass panel and side glass panels. Large spacious hallway. Timber flooring. Radiator with cover. Carpeted staircase with under stairs storage.

### **Living Room**

**14ft 2 x 13ft 3**

Timber flooring. Featured fireplace with cast iron insert, marble hearth and fitted pellet stove. Large bay window overlooking front garden with fitted blinds. Radiator.

### **Kitchen-Dining room**

**30ft 3 x 14ft**

Tiled flooring. Fully fitted country oak Style kitchen with wall and floor units and solid worktop. Tiled splashback. Stainless steel sink with mixer taps. Built in eye level oven. Central island with solid worktop, Electric hob and extractor fan. Integrated fridge freezer. Recessed lighting. Window with fitted blinds. Radiator. Door to hallway and door to utility. Open arch to dining area which has timber flooring. Large double French doors to rear garden with side windows. Radiator with cover.

### **Utility Room**

**9ft 1 x 7ft 4**

Tiled flooring. Built in wall and floor country oak storage units. Plumbed for washing machine and dryer. Radiator. PVC door to rear garden. Window with fitted blinds.

### **W. C.**

**7ft 2 x 4ft 4**

Tiled flooring and partly tiled walls. Toilet and wash hand basin. Window with fitted blinds. Radiator.

### **Sitting Room**

**13ft 2 x 14ft 3**

Timber flooring. Large bay window overlooking front garden with fitted blinds. Radiator. Featured timber fireplace with cast iron insert, marble hearth and over mirror with back boiler. Recessed lighting. Double doors with glass panels to kitchen-dining room.

### **First floor landing**

**15ft 4 x 5ft 1**

Carpet staircase to large spacious carpeted landing. Hot Press with dual immersion. Radiator. Attic access which is fully floored for storage.

### **Bedroom 1**

**14ft 3 x 11ft 8**

Solid timber flooring. Radiator. Window with blinds. Fully fitted mirrored wardrobe.

### **En-Suite**

**7ft 6 x 4ft 4**

Fully tiled walls and floor. Toilet and wash hand basin. Radiator. Walk-in shower unit.

**Bedroom 2**
**14ft 2 x 11ft 10**

Solid timber flooring. Radiator. Window with blinds.

**En-Suite**
**8ft 6 x 2ft 10**

Fully tiled walls and floor. Toilet and wash hand basin. Radiator. Walk-in shower unit with pump shower.

**Bedroom 3**
**17ft 1 x 11ft 11**

Solid timber flooring. Radiator. Window.

**Bedroom 4**
**11ft 4 x 10ft 7**

Solid timber flooring. Radiator. Window with blinds.

**Bedroom 5-Home Office**
**8ft 8 x 6ft 2**

Solid timber flooring. Radiator. Window with fitted blinds.

**Main Bathroom**
**8ft 8 x 8ft 6**

Timber flooring with partly tiled walls. Bath, toilet and wash hand basin. Window. Radiator.

**LOCATION**

Located In Ballyhooly village, which has a primary school, churches, playground, Community centre, all weather tennis courts with clubhouse, GAA, pub and Inver Service Station. Only 9 km from Fermoy Town and 20km from Mallow Town. Within easy reach to the M8 Cork-Dublin motorway.

**SERVICES:**

Mains Sewage and water. Mains Water

Oil fired central heating.

Wired for alarm.

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