



Little Gem, Ballydeague, Ballyhooly, Co. Cork. P51 W596



Little Gem comes to the market with Paul O'Driscoll Auctioneer. A Unique opportunity to purchase a traditional single storey detached extended cottage. The property stands on C. 1 acre of level mature gardens with beautiful views over the Blackwater Valley.

The main cottage extends to C. 1000 sq. ft which incorporates an Entrance Porch, Hallway, Kitchen, Living Room, Bathroom and 4 Bedrooms.

The rear extension while can be easily adapted as a separate living space extends to approx. 600 sq. ft and incorporates a Kitchen, Living Room, Two bedrooms, Bathroom and entrance hall from the rear. This area of the property will give a potential purchaser the opportunity to rent it out as a separate income.

Entering the property, you are met with entrance piers and walls, double gates and a gravel chip driveway.

COTTAGE ACCOMMODATION

Entrance Porch: 11' x 7'8"
Tiled floor. PVC porch with double door leading to hall.

Hallway: 34' x 3'
Carpet. Radiator.

Lobby: 7'8 x 8'6"
Tiled floor. Built in storage units. Plumbed for washing machine. Door to bathroom.

Bathroom: 8' x 7'
Fully Tiled floor and walls. Walk in Shower unit. Toilet. Bath. Vanity unit. Window.

Kitchen: 16'2" x 10'8
Traditional country kitchen with wall and floor units. Radiator. 2 Windows. Tiled floor.
Door to back porch.

Back porch: 9'3" x 10'3"
Teak glass panel porch with door leading to rear garden. Tiled Floor.

Living Room: 16'2" x 10'7"
Open raised hearth fireplace. Exposed timber beam ceiling. 2 Radiators. 2 Windows.
Laminated floor.

Bedroom 1: 8'5" x 8'7"
Laminated Floor. Built in Wardrobes. Radiator. 1 Window.

Bedroom 2: 8'5" x 13'7"
Laminated Floor. Radiator. 1 Window.

Bedroom 3: 8'6" x 11'1"
Laminated Floor. Radiator. Built in bed unit. 1 Window.

Bedroom 4 (Main Bedroom): 14' x 11'9"
Laminated Floor. Radiator. 2 windows. Built in double wardrobe.

Extension-Additional accommodation:

This area is laid out for separate living accommodation and incorporates Kitchen, living room, 2 bedrooms and a bathroom. This area can also be used part of the main house, if required or as a connecting granny flat/apartment.

Kitchen: 10'8" x 12'6"
Radiator. 1 Window. Carpet. Plumbed for hot and cold water. Wired for cooker. Timber wall panelling. Door leading to Living room.

Living Room: 10'3" x 11'10"
Laminated floor. 1 window. Door to hallway.

Hallway: 12'4" x 3'4"
Carpet. Electric storage heater. PVC door to rear garden.

Bathroom: 7'10" x 10'
Vinyl floor covering. Toilet, Bath and vanity unit. 1 Window. Large built in storage unit.

Bedroom 1: 12'9" x 10'
Laminated Floor. Radiator. 1 Window.

Bedroom 2: 12' x 9'
Laminated Floor. Radiator. 1 Window.

Outside

Garage:

Detached garage of block wall construction with a corrugated galvanised roof with a sliding metal door.

Gardens:

The property stands on just over one acre of landscaped mature gardens with a earthen stone ditch boundaries. The gardens are well matured with apple trees and fruit shrubs, gravel chip driveway to the side and rear.

Services:

Water by way of bored well.
Sewage by way of septic tank.
Electricity.

Features:

- Traditional property.
- Superb potential for further development.
- Excellent location with superb scenic views overlooking the Blackwater Valley
- Nestling under the Nagle Mountains.
- Gas fired central heating.
- Potential for additional rental income.

Location:

Little Gem is located on the Blackwater Valley on the south side of the Blackwater River approx. 5 km from the village of Ballyhooly and 3 km from the village of Killavullen. The towns of Fermoy and Mallow are within a ten-minute drive of the property. Cork City centre is approx. a 45 min drive.

Directions:

From Ballyhooly Village head south over the bridge, at the roundabout take the third exit signed posted for Killavullen. Continue on for approx. three kilometres, the property will be on your right-hand side indicated by a For Sale Board.

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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