

## FOR SALE

Modern Detached 4 Bedroomed Home,

5 Dromcill, Glenville Village, T56 W220.



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to present new to the market, this modern well maintained four-bed, two storey delightful family home. Located on a large site with double driveway, fantastic views from south facing rear garden and with the added benefit of being moments from the heart of Glenville village.

Glenville is a picturesque village within the Bride Valley with many scenic walks and historical sites such as a famine walk and the mass rock dating back to Penal times. Amenities include two pubs, named Kame (Anglers rest) and Kades Kounty, two churches and a newly built modern primary school, Scoil Mhuire.

## ACCOMMODATION

Entrance hallway: 11'1" x 6'3"

Palladio front door with triple glazing and multi point locking system with glass panel and side window. Tiled floor, Pine staircase. Radiator.

Living Room: 14'7" x 11'4"

Solid oak wood flooring. Featured limestone fireplace. Bay window overlooking front garden. Radiator.

Kitchen / Family Room: 13'2" x 22'7"

Tile floor, fully fitted kitchen with integrated appliances.

French doors leading to garden. Radiator. Open fireplace with cast iron insert.

Archway leading to Dining room

Dining room: 10'4" x 8'7"

Solid oak timber flooring. Radiator. One window overlooking front garden.

Utility Room: 6' x 8'

Fitted units plumbed for washing machine, back door.

Guest W.C. 3'3" x 6'

Tile floor, W.C., Wash hand basin. Radiator.

Upstairs: Spacious landing. Carpet. Radiator. Large window overlooking front garden. Pull down Stira stairs to the attic. Attic partly floored for storage. Hot press with dual emersion.

Master Bedroom: 13'3" x 10'5"

Carpet. Radiator. Window.

Ensuite: 3' x 8'7"

Toilet, wash hand basin, fully tiled walk-in shower unit. Radiator. Window

Bedroom 2: 10' x 9'4"

Carpet. Radiator. Window.

Bedroom 3 9'3" x 10'1"

Carpet. Radiator. Window.

Bedroom 4 10'2" x 10'4"

Laminated flooring with sound insulation. Radiator. Window.

Bathroom 7'3" x 5'7"

Tiled wall and floor. Toilet, wash hand basin, jacuzzi bath. Towel Radiator.

### **OUTSIDE:**

Double driveway. Mature landscaped gardens front and rear. Side entrance on both sides. Gravel patio area and garden shed.

### **FEATURES**

- Well maintained family home
- Double Driveway
- Gas central heating
- Large south facing garden to rear with uninterrupted views of the surrounding countryside.
- Close to all amenities.
- Short commute to Cork City.

### **VIEWINGS**

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

### **SALE PRICE**

Offers in excess of €295,000.

### **DIRECTIONS**

From Cork enter Main Street Glenville, pass the church on the left. Dromcill is the next entrance on the right-hand side and the property is the fifth house on the right identified by Paul O'Driscoll For Sale Board.

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TEL: 025 393 21

MOB: 086 1895 128

EMAIL: [info@paulodriscollauctioneer.ie](mailto:info@paulodriscollauctioneer.ie)



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