

FOR SALE

Modern Detached 4/5 Bedroomed Home,
5 Silkwood, Mulberry, Mitchelstown, Co. Cork.
P67 YE97.



We at Paul O'Driscoll Auctioneers are delighted to bring to the market this lovely 4/5 bedroomed detached dormer style residence. The property extends to C. 2000 sq. ft over two floors.

This family home is in showhouse condition throughout and is in a prime location only a short walk from all amenities.

Viewing is highly recommended.

ACCOMMODATION

Entrance hallway: 8'9" x 15'5"

Solid teak door with side glass panels. Spacious entrance hall with tiled floor. Pine staircase. Radiator.

Guest toilet: 6'2" x 4'8"

Tiled floor. Radiator. Toilet and wash hand basin.

Living Room: 17'4" x 15'2"

Large bay window. Timber flooring. Open fireplace. Double doors to Kitchen/dining room

Kitchen / Dining Room: 14'9" x 25'

Tiled flooring. Patio door to rear garden.

Fully fitted kitchen. Radiator. Built in Hob, Oven and Extractor Fan. Tiled splash back. Door leading to Utility.

Utility Room: 7'9" x 13'1"

Built in closet space. Plumbed for washing machine and dryer.

Tiled floor. Radiator. Door to rear garden.

Study/Office: 13'1" x 19'

This room is ideal for many uses. For example, 5th bedroom, Home office, or as a consultancy room as it has an independent access.

Timber flooring. 2 bay windows. Radiator.

Upstairs:

Large spacious landing. 17' x 6'

Timber floor. Radiator.

Master Bedroom: 18'2" x 13'2"

Timber flooring. Radiator. Window.

Walk-in wardrobe 6'7" x 6'2"

Fully shelved. Radiator. 1 window

Ensuite: 6'7" x 6'8"

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

Radiator

Bedroom 2: 12'2" x 12'6"

Timber flooring. Radiator. Window.

Ensuite: 7'7" x 4'2"

Fully tiled floor and walls. Toilet. Wash hand basin. Shower. Radiator.

Bedroom 3 11'8" x 13'2"
Timber flooring. Radiator. Window.

Bedroom 4 12'1" x 9'2"
Timber flooring. Radiator. Window.

Bathroom 8'9" x 6'7"
Fully tiled wall and floor. 1 Velux window. Radiator. Toilet, wash hand basin, bath.

OUTSIDE:

Walled in front and rear garden. Tarmacadam driveway.

FEATURES

- Well maintained family home
- BER B3
- Double Driveway
- Gas fired central heating
- Close to all amenities.
- Five-minute drive from the M8 and 20 minutes from the Jack Lynch Tunnel.
- The property is in excellent condition and finished to a very high standard.

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 €360,000.

Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: info@paulodriscollauctioneer.ie



PSRA Licence No: 003876