



1 Dromore, Dromahane, Co. Cork P51 Y640



Paul O'Driscoll Auctioneer is delighted to bring to the market this lovely 4 bedrooomed, 3-bathroom, end of terrace two storey residence. The property has recently been fully refurbished to an exceptionally high standard. Beautiful modern interior design finish. Well laid out open-plan ground floor living area with downstairs bedroom which can be used as a home office. The property stands large mature landscaped gardens with concrete double driveway. Detached garden shed.

The property is in an excellent location on the edge of Dromahane village and only 6km from Mallow town and 30 mins drive from Cork City.

ACCOMMODATION

Entrance Porch with sliding patio door with semi solid timber flooring.

Main Entrance Hall: 6'7" x 6'5"
Timber flooring.

Guest Bathroom: 7'8" x 5'3"
Tiled floor. Shower unit. Toilet and wash and basin.

Living Room: 14'7" x 10'3"
Timber flooring. Built in wood burning stove. Side fire built in unit.
Radiator. One window.

Kitchen/Dining Room: 23'2" x 11'
Semi solid timber flooring. Radiator.
Fully fitted modern kitchen with fitted appliances. Tiled backsplash.
Door leading to rear garden. Two windows overlooking garden.

Utility Area:
Closet with sliding door, plumbed for washing machine and dryer.

Bedroom 4/Home office: 7'7" x 10'2"
Radiator. Timber flooring. One Window. Laid out as an office but ideally suitable as a fourth bedroom if required.

Stairs carpeted with handrail.

Landing (5'9" x 8') timber flooring, radiator and Velux window.

Bedroom 1: 18'3 x 10'
Timber flooring. Radiator. Window. Sliding mirrored door to walk in wardrobe and sliding mirrored door leading into ensuite.

Ensuite: 4' x 10'
Tiled floor. Walk in shower unit fully tiled. Toilet and wash and basin.
Radiator. Two windows.

Bedroom 2: 10' x 12'2"
Timber flooring. Radiator. Window. Alcove suitable for built in unit.

Bedroom 3: 9'10" x 11'
Timber flooring. Radiator. Two Windows.

Bathroom: 5'8" x 8'2"
Tiled flooring. Bath, toilet, wash hand basin and corner shower unit. Radiator.
Window.

Outside:

Garden shed. 17' x 7'5"

Elevated split level walled in rear garden with grass area and patio area. Double concrete driveway to the front and side of the house. Walled in front garden.

Services: Mains Water. Mains Sewage.
Oil Fired Central Heating.
PVC Double glazed windows.

VIEWINGS

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

Price Guide: €225,000

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