



FOR SALE

No. 41 Castle Brook, Conna,
Co. Cork P51 WV02



Paul O'Driscoll Auctioneer is delighted to bring to the market this well-appointed 4 bedroomed two storey residence. Castle Brook is in a hugely popular development in the heart of the picturesque village of Conna. The property extends to approximately 1400 sq feet over two floors with spacious gardens front and rear and double concrete drive way.

The property has an east west aspect which allows for a very bright house throughout.

Viewing of this property is highly recommended by sole selling agent.

ACCOMMODATION

Entrance Hall: (7ft 5 x 10ft 4)

Laminated timber Flooring. Radiator. Solid teak door with fanlight. Window.
Guest WC with laminated timber flooring and tiled splashback.

Sitting room: (11ft 8 x 15ft 4)

Laminate timber flooring. Radiator. 1 Bay Window overlooking front garden.
Marble fireplace with open fire.

Kitchen/dining L Shaped:

Dining area: (12ft 5 x 15ft 7)

Laminated timber flooring. Radiator. Double doors leading to sun lounge.

Kitchen: (9ft 5 x 11ft 4)

Fully fitted wall and floor units. Plumbed for dishwasher. Stainless steel sink with drainer (hot and cold). 2 Windows. Fitted extractor fan.

Utility: (7ft 5 x 9ft 2)

Vinyl flooring. 1 Window. Radiator. Plumbed for utilities. Door leading to rear garden.
Built in storage area.

Sun Room: (15ft 8 x 7ft 9)

Tiled Flooring. Radiator. Glass roof. Double doors leading to patio and rear garden.

Spacious stairs and landing.

Landing carpeted. Hot press with built in shelving and dual immersion. 1 Window.

Bedroom 1: (11ft 6 x 12ft 6)

Vinyl flooring. Radiator. 1 large bay window.
Walk in wardrobe (4ft 9 x 4ft 3)

Ensuite: (5ft 3 x 6ft 6)

Toilet, shower, wash hand basin. Radiator. Vinyl floor covering.

Bedroom 2: (9ft 3 x 9ft 4)

Vinyl flooring. Radiator. Window. Open shelving.

Bedroom 3: (10ft 2 x 9ft 7)

Vinyl flooring. Radiator. Window. Open shelving.

Bedroom 4: (8ft 6 x 9ft 3)

Vinyl flooring. Radiator. Window.

Bathroom: _____ (6ft 5 x 6ft 9)
Laminated flooring. 3-piece white suite. Radiator. Window.

OUTSIDE

Large gardens front and rear with double concrete driveway. Large side entrance. The property is on an east west setting with the rear garden facing west with the benefit of the evening sun.

SERVICES

- Mains water
- Mains sewage
- Oil fired central heating

FEATURES

- Excellent location.
- Spacious family home.
- Within walking distance of all amenities.
- 20 mins drive from Jack Lynch Tunnel and 10mins from the M8 Motorway.
- Building Energy Rating (BER) C3

SALE PRICE

€225,000

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