

FOR SALE
Glenmaroon, Rathcormac, Co Cork.
P61 YN40



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this impressive 3-bedroomed detached bungalow with large detached garage/workshop.

The property is located on the Glenville Road on the outskirts of Rathcormac village.

The property is in a prime location with superb views of the countryside and only a couple of minutes' walk from all amenities with the village and excellent commuting distance from the Jack Lynch tunnel and M8.

This is an excellent opportunity for any potential purchaser to acquire a spacious well-appointed detached residence.

Viewing comes highly recommended and strictly by prior appointment.

ACCOMMODATION

Entrance Hall: 5ft 6 x 12ft 5

PVC front door with side glass panel. Laminated timber flooring.
Radiator. Built in hall closet.

Living room: 13ft 5 x 12ft 3

Laminated timber flooring. One large window overlooking front garden. Radiator.
Cast iron fireplace with solid fuel stove.

Kitchen-Dining area: 23ft x 10ft

Laminated timber flooring. Fully fitted kitchen with wall and floor units. Stainless steel sink with hot and cold. Wired for electric cooker. Built in extractor fan. Plumbed for dishwasher and washing machine. 2 windows. Door leading to rear garden.

Hallway to bedrooms: 17ft 6 x 3ft 3

Laminated Timber flooring. Hot Press with dual immersion. Trap door to the attic.

Bedroom 1: 10ft x 12ft

Laminated timber flooring. Window. Radiator. Alcove for built in unit.
This bedroom has a open ensuite suitable for disability access.
Partly tiled walls and floor. Toilet, wash hand basin. Walk in shower unit.

Bedroom 2: 9ft 6 x 9ft 10

Laminated timber flooring. Window. Radiator. Built in wardrobe.

Bedroom 3: 9ft 5 x 9ft 5

Laminated timber flooring. Window. Radiator. Alcove for built in unit.

Bathroom: 10ft x 6ft

Vinyl floor covering. Toilet. Wash hand basin. Bath with tiled surround and overhead shower. Window. Radiator.

Garage 60 sq. metres

Large detached garage/workshop with up and over electric door. 60 sq metres.
Rear door leading to rear garden.

Note. This garage is an ideal opportunity for additional accommodation for the main residence subject to planning.

Outside:

Large rear garden with garden shed, patio area and tunnel. Front garden is laid out in grass with chip driveway.

SERVICES

- Mains Water.
- Mains Sewage.
- Oil fired central heating

FEATURES

- Double glazed PVC windows throughout.
- South facing rear garden
- Gravel driveway
- Large detached garage/workshop

Price Guide: €285,000

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