



FOR SALE

Ballymurphy, Conna, Co. Cork P51 Y956



We at Paul O'Driscoll Auctioneer, Valuer and Property Consultants are delighted to offer for sale this lovely 4-bedroom detached Dormer Styled Residence.

The property is well presented in excellent condition throughout and extends to approx. 177 sq m. (1915 sq. ft)

It has superb views of the surrounding countryside in a prime location approx. 5 miles from the town of Fermoy and 3 miles from the picturesque village of Conna.

Viewing comes highly recommended and strictly by prior appointment.

ACCOMMODATION

Entrance hall: 9ft 2 x 18ft 2

Large spacious entrance hall with featured staircase and full height open vaulted ceiling. Radiator.
Tiled flooring. Palladio composite entrance door with side glass panels.

Guest toilet: 10ft x 5ft 2

Tiled walls and flooring. Toilet, wash hand basin and walk in shower unit.
Towel radiator. Window.

Sitting room: 15ft 4 x 14ft

Laminated timber flooring. Radiator. Large bay window. Closed in chimney breast with fitted remote controlled electric fire. Oak timber overhead mantle.
Recessed lighting. TV point.

Kitchen-dining: 14ft 4 x 17ft 8

Fully tiled floor. Fully fitted kitchen with wall and floor units. Centre island.
Tiled splashback. Built in dishwasher, hob, fridge and double oven. Built in extractor fan. Two large kitchen windows. Sliding patio door to rear garden.
Radiator. Archway leading to T. V Room. Door to utility.

TV Room: 15ft 4 x 13ft 11

Laminated timber flooring. Timber surround fireplace with granite insert and built in stove. T V Point. Radiator. Bay window. Door to hallway.

Utility Room: 5ft x 10ft 2

Tiled flooring. Door leading to rear garden. Built in storage units.
Radiator. Washing machine and dryer.

Guest Bedroom-home office: 14ft x 10ft

Laminated timber flooring. Sliding patio door to rear garden. Radiator.

UPSTAIRS:

Carpeted stairs and large spacious landing with laminate timber flooring.
Dormer window overlooking front garden. Fitted Stira stairs to attic.

Master bedroom: 15ft 2 x 14ft 4

Laminated timber flooring. Radiator. Dormer window and west facing window.
TV point.

Large mirrored walk-in slide robes 6ft 8 x 9ft 10

Dormer window. Fully shelved. Radiator.

This area is fully plumbed should one decide to convert it to an ensuite.

Bedroom 2: 10ft x 14ft

Laminated timber flooring. Radiator. Dormer window.

Bedroom 3: 10ft x 14ft 4

Laminated timber flooring. Radiator. Dormer window.

Main Bathroom: 6ft 6 x 10ft 6

Tongue and grooved timber flooring. Radiator. Window. Walk in fully tiled shower unit with power shower and bifolding door. Bath, toilet and wash hand basin. Tiled splashback over bath and sink. Built in storage unit with hot press and dual immersion.

OUTSIDE

The property is fully walled in with natural stone walls and entrance piers wired for Electric gates.

Tarmac driveway to the front, side and rear. Kerbed grassed lawn to the rear. Side gates enclosing rear area of the property.

Garage/workshop:

Large detached garage/workshop (30ft x 30ft) this is of block wall construction with an apex roof. Floor is sealed and painted. It is fully lofted.

Remote controlled roller door to the front and pedestrian door to the side.

Two large windows. Closed in concrete yard to the side of the garage.

SERVICES

- Mains water.
- Kingspan Bioficient septic system.
- Oil fired controlled central heating

FEATURES

- Double glazed PVC windows throughout.
- Pumped insulation as well as additional Rockwool in attic.
- Attic floor is timbered out for storage.
- Interior decoration to a very high standard.
- BER Rating-B2
- Superb views of the surrounding countryside.
- Full alarm system
- Full Hik vision CCTV system that can be viewed remotely on phone.

VIEWINGS

Viewing of this residence comes highly recommended and is strictly by prior appointment.

SALE PRICE: **Guide price: €375,000**

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