

FOR SALE

**The School Masters,
Main Street, Ballyhooly, Co Cork. P51 E9T2**



Paul O'Driscoll Auctioneer is delighted to present 'The School Masters', Main Street Ballyhooly to the market. This newly renovated two storey 4 bedroomed detached residence extends to over 151.24 sq m (1628 sq. ft) and is in the heart of the picturesque village of Ballyhooly and only a 10-minute drive from the town of Fermoy.

Having recently been extensively refurbished to bring it up to modern day standards the property is being offered for sale as a builder's finish giving the new owner an opportunity to put their own mark on this beautiful home.

The property has double glazed windows and doors throughout, it is newly wired and zoned heating system fully installed. The external of the property has been given a textured Masonry treatment that protects and eliminates the need for frequent re-painting (Andura Classic 21)

The property has an east west aspect giving superb bright and airy rooms throughout.

The ground floor of this two-storey home includes an entrance hall, large living room with archway to kitchen/dining, TV room/snug, guest WC. Upstairs on the brake of the landing to the rear are two double bedrooms and bathroom. On the next level to the front of the residence are two large bedrooms each with an ensuite. Study/office and large landing with walk in hot press.

Walled in front garden with pedestrian entrance and vehicle access to the side and rear of the property. Large walled in rear garden laid out in grass with patio area and large detached shed.

Ballyhooly is a picturesque village with many scenic walks, historical sites nearby and excellent views over the Blackwater River and with the Nagle mountains as its backdrop.

Amenities include pubs, churches, sports centre, community hall, tennis courts and a modern primary school.

Within easy commuting distance to Cork City viewing is highly recommended

ACCOMMODATION

Entrance Hall:

Double glazed PVC front door with overhead glass panel and letter box. Radiator.

Snug/TV room: 13ft 2 x 9ft 3

Window overlooking front garden. Radiator.

Guest toilet: 4ft 2 x 3ft 7

Toilet and wash hand basin. Radiator.

Living room: 10ft 7 x 16ft 7

Archway to kitchen/dining. Radiator. Window overlooking front garden.
Original featured panel door to under stairs storage.

Dining area: 9ft 7 x 15ft 6

Window. Radiator.

Kitchen area: 9ft 7 x 13ft 10

Patio door to rear garden. Window. Fully plumbed for utilities and kitchen.

UPSTAIRS on the brake of the landing to the rear:

Original stairs, landing and skylight.

Main Bathroom: 5ft 5 x 8ft 9

Radiator. Window. Bath with mixer shower unit over bath, toilet and wash hand basin.

Bedroom 3: 11ft 9 x 10ft 2

Original tongue and groove flooring. Window overlooking rear garden.
Radiator.

Bedroom 4: 10ft 1 x 10ft 9

Original tongue and groove flooring. Window overlooking rear garden.
Radiator.

Next level to the front of the residence:

Original stairs and main Landing;

Large built in Hot Press with heating system.

Bedroom 1: 13ft 4 x 8ft 9

Original tongue and groove flooring. Radiator Window overlooking front garden.

Ensuite: 8ft 4 x 6ft 1

Toilet, wash hand basin, shower tray. Window. Radiator.

Bedroom 2: 8ft 5 x 13ft 2

Original tongue and groove flooring. Radiator. Window overlooking front of house.

Ensuite: 3ft 9 x 8ft1

Toilet, wash hand basin, shower tray. Window. Radiator.

Office/study: 5ft 8 x 7ft 10

Radiator.

SERVICES

Mains water and sewage.

Oil fired zoned central heating

Double glazed PVC doors and windows throughout.

Very high level of insulation.

Fibre Broadband network ready for connection.

EV Home Charger.

Building Energy Rating (BER) B3

GUIDE PRICE: €350,000

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: 004540

ipav
Institute of Professional
Auctioneers & Valuers

TEGoVA
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS