

## FOR SALE

### 2 Model Village, Dripsey, Co Cork. P12 VF82



Paul O'Driscoll Auctioneer is delighted to present to the market this well-appointed semi-detached bungalow. This is a spacious 3 bedroomed residence which has been extensively refurbished in the recent past and is finished to an exceptionally high standard. The property extends to 102 sq metres (1098 Sq ft)

Set in the heart of Model Village the property is only 20 mins from Ballincollig via the R618, 35 mins to Cork City centre and 20 mins from Macroom Town.

Viewing of this exceptional home comes highly recommended by sole selling agent.

## ACCOMMODATION

Recessed entrance porch with solid door with fan light leading into hallway.

Entrance Hall: 18ft 7 x 3ft 8  
Laminated timber flooring. Radiator with cover. Built in hall closet.

### Open plan Living/dining/kitchen

Living room: 12ft 4 x 17ft  
Laminated timber flooring. Radiator. Window. Patio door leading to rear garden.  
Built in solid fuel burning stove with featured stone wall and raised hearth.  
Vaulted ceiling with exposed timber beam.

Kitchen-Dining area: 15ft 10 x 11ft 5  
Tiled flooring. Fully fitted modern kitchen with wall and floor units.  
Tiled splashback. Extractor fan, built in hob and oven. Integrated dishwasher.  
Radiator. Window. Door to rear garden. Vaulted ceiling with exposed timber beam.

Utility: 4ft x 9ft 2  
Tiled flooring. Built in storage unit. Plumbed for utilities.

Main Bathroom: 7ft 8 x 6ft 5  
Tiled flooring and walls. Window. Radiator. 3-piece bathroom suite.

Main Bedroom: 15ft 1 x 9ft 6  
Laminated timber flooring. 2 windows. 2 radiators. Vaulted ceiling. Large built-in wardrobe.

Ensuite-Wet room 8ft 2 x 4ft 6  
Fully tiled walls and floor. Built in electric shower unit. Toilet and wash hand basin.

Bedroom 2: 14ft 9 x 10ft 2  
Carpet. Window. Radiator.

Bedroom 3: 7ft 4 x 6ft 11  
Laminated timber flooring. Radiator. Window.

### Outside

Walled in rear garden with gravel area and raised green area.

Garden steel shed housing the oil-fired heating system.

Front of the property has off street parking with chipped driveway and paved pathway to front door.

### SERVICES

Mains Water.

Mains Sewage.

Oil fired central heating

BER C2



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](mailto:info@paulodriscollauctioneer.ie)



PSRA Licence No: 004540

**ipav**  
Institute of Professional  
Auctioneers & Valuers

**TEGoVA**  
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS