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## *For Sale*



### **“ Bramble Cottage”, Rearour, Aherla, Co Cork. P31P466 3 bed bungalow with detached garage**

**BER C3**

Paddy Murray Auctioneers are delighted to present to the market, “ Bramble Cottage “ which is an inviting and very private detached bungalow located along a quiet country road. Perfectly positioned and exceptionally well maintained this 3 bed detached home is located just 4 km from the ever popular Aherla Village less than 20 km from Cork City while being just 5km from MSD Brinny. The property enjoys a wonderfully well proportioned home, complimented by an abundance of natural light and upon entering you are immediately struck by how bright it actually is. The entire site measures to approx. 0.37 acre and allows for plenty of space for expansion in years to come. Outside to the front there is a tarmac driveway with ample parking and a wonderfully private rear garden which is south facing along with a detached garage which is extremely versatile and with NBI broadband at your doorstep the possibilities are endless. Viewing is highly recommended.

BER number: 101060382 Energy performance: 202.17 kWh/m2/yr. CO2 indicator: 52.69 kgCO2/m2/yr

<b>Hall</b>	1.89	X	3.00
Timber flooring & carpet flooring, radiator.			
<b>Kitchen/Dining Room</b>	6.22	X	3.35
Built in Kitchen units with integrated hob and oven, plumbed for washing services, built in fridge, tiled surround, tiled floor in kitchen, carpet in dining, two windows to rear.			
<b>Utility Room</b>	2.50	X	2.40
Built in units, plumbed for washing services, tiled flooring, window to side, door to rear.			
<b>Living Room</b>	4.35	X	3.68
Fireplace with timber surround, carpet flooring, recessed lighting, radiator.			
<b>Study</b>	2.81	X	4.36
Built in units, timber flooring, radiator, window to front.			
<b>Corridor to Bedrooms</b>	0.98	X	2.79
Airing cupboard.			
<b>Bedroom One</b>	2.70	X	2.57
Timber flooring, radiator, window to front.			
<b>Bedroom Two</b>	2.96	X	3.67
Timber flooring, radiator, window to front.			
<b>Bedroom Three</b>	3.31	X	3.50
Carpet flooring, radiator, window to rear.			
<b>Ensuite</b>			
WC, WHB, shower.			
<b>Bathroom</b>	1.71	X	2.48
WC, WHB, bath, fully tiled walls, radiator, window to rear.			
<b>Garage</b>	5.00	X	5.00

### **Features:**

**Quiet mature location**

**Up to 1,000 Mb broadband**

**Oil fired central heating**

**South facing rear garden.**

**Detached garage with conversion possibilities.**



Whilst every care has been taken in the preparation of this brochure, we are not responsible for any inaccuracies made. Intending purchasers should satisfy themselves as to the correctness of the information given. PSRA number 001467

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**For illustrative purposes only. Not to scale**



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