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Celebrating Over 30 Years In Business

For Sale



“ Cloudlea”, Coolanagh, Newcestown, Co Cork. P72TD81 4 bed detached on circa 0.50 acre

BER B2

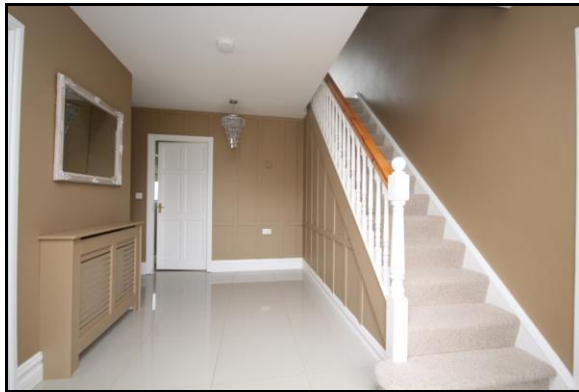
Paddy Murray Auctioneers are delighted to introduce to the market, this luxury 4 bed family home. Finished to the highest of standards, this impressive home measuring to circa 200 sq meters, comes with a B3 energy rating and is in immaculate condition and presented with real flair and imagination. As you walk through the hall door, the high standard of specification becomes apparent and the attention to detail is evident throughout. Internally, the generous hallway has porcelain floor tiles, the living room has a wood flooring and large window to the front, which floods the room with natural light. The kitchen dining comes with timber floor, painted kitchen units with integrated appliances, a breakfast island and a dining area providing the ideal space for entertaining. Outside, to the front, the gravel driveway and automatic cast iron gated entrance give an immediate curb appeal while providing a great sense of privacy. But it's the rear garden where all the drama unfolds with unparalleled views of the surrounding countryside and a wonderful space to enjoy the long summer evenings. All this is located just on the fringes of Newcestown village and within 30 minutes drive to Cork City. This beautifully finished and well laid out home is a perfect purchase for any family wishing to trade up to their dream home and surely ticks all the boxes for any discerning buyer.

BER number: 108208695

Energy performance: 119.75 kWh/m²/yr. CO₂ indicator: 29.63 kgCO₂/m²/yr

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. Licensed by the PSRA 001467

Hallway	3.05	X	4.36
Tiled flooring, radiator, stairs to first floor.			
Dining	4.46	X	4.30
Timber flooring, window to front, radiator, arch to kitchen.			
Kitchen	3.63	X	4.45
Built in painted kitchen, Belfast style sink, plumbed for washing services, window to rear and side, radiator, timber flooring, extractor fan, 4 DS, island unit, recessed lighting, pantry/storage.			
Utility	2.16	X	2.33
Built in counter units, plumbed for washing services, “climote” for central heating, tiled flooring, radiator, door to rear.			
Living Room	4.44	X	4.25
Timber flooring, wood burning stove, window to front and side, 4 DS, radiator.			
Sunroom	4.16	X	3.44
Timber flooring, vaulted ceiling, 2 radiators, double doors to decking.			
Bathroom	2.31	X	2.03
WHB, WC, electric shower, tiled flooring, radiator, window to rear.			
Bedroom	3.63	X	3.20
Carpet flooring, window to rear and side, radiator, 3 DS.			
Spacious Landing	6.80	X	3.04
Carpet flooring, Velux window, window to rear, radiator, hotpress.			
Master Bedroom	4.45	X	5.75
Carpet flooring, radiator, window to front and side, walk in wardrobe.			
Ensuite	2.15	X	2.14
WHB, WC, Shower, tiled flooring, velux window, radiator, tiled wall.			
Bedroom Two	3.30	X	4.50
Carpet flooring, window to front & side, radiator.			
Bedroom Three	3.54	X	3.23
Carpet flooring, window to side, velux window, radiator.			
Wardrobe	1.00	X	2.26
Bathroom	2.45	X	2.68
Counter top WHB, WC, free standing double ended bath, walk in shower, tiled flooring, velux window, radiator.			



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For illustrative purposes only. Not to scale



Features:

- B2 Energy Rating**
- Stunning family home**
- EV charger**
- Oil fired central heating**
- South facing rear garden with great views.**
- Detached garden shed.**
- Private decking**
- Fibre broadband available.**

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