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Celebrating Over 30 Years In Business

## *For Sale*



### **Glenview, Kilshinahan, Bandon, Co Cork. P72KX88** **5/6 bed detached on circa 1.18 acre**

**BER C1**

Paddy Murray Auctioneers are delighted to present to the market a unique opportunity to acquire a truly special home where buyers will be impressed with its bright, well proportioned accommodation, large garden and proximity to Bandon and Timoleague. Glenview is a deceptively spacious 5/6 bed family home which extends to an impressive 300 sq mtrs (over 3,000 sq ft ) on a large mature garden and site of over 1 acre and is approached along a long driveway where privacy is ensured as the property cannot be seen from the road. Rarely does an opportunity present itself to acquire a property such as this, offering the perfect balance of location, bright and elegant proportions both within the house and throughout the grounds. Clever in design there is an emphasis placed on light throughout, style and everyday family living which enhances the property's already wide appeal. To appreciate this excellent family home viewing is essential !

BER number: 108645748

Energy performance: 151.28 kWh/m<sup>2</sup>/yr. CO<sub>2</sub> indicator: 39.32 kgCO<sub>2</sub>/m<sup>2</sup>/yr

<b>Hallway</b>	1.92	X	5.46
Timber flooring, stairs to first floor.			
<b>Living Room</b>	3.56	X	4.06
Fireplace, window to front.			
<b>Kitchen / Dining</b>	7.00	X	4.39
Built in kitchen units with integrated hob & double oven, tiled surround, tiled flooring, radiator, two windows to rear, sliding door to sunroom.			
<b>Utility Room</b>	3.64	X	2.49
Tiled flooring, built in kitchen units, plumbed for washing services, sink unit, timer for central heating.			
<b>Guest WC</b>	1.00	X	1.50
WC, WHB, tiled flooring, window to rear.			
<b>Back Hall</b>	1.10	X	3.03
Tiled flooring, built in storage, door to rear.			
<b>Sunroom</b>	2.62	X	7.69
Tiled flooring, radiator, sliding door to rear.			
<b>Family Room</b>	5.68	X	4.62
Timber flooring, fireplace, radiator, bay window to front, sliding door to sunroom.			
<b>Corridor</b>			
Hot press, storage.			
<b>Office</b>	3.13	X	4.06
Timber flooring, window to front.			
<b>Bathroom</b>	2.70	X	2.09
Fully tiled, WC, WHB, raised corner bath, radiator, window to rear.			
<b>Bedroom</b>	3.33	X	3.63
Timber flooring, window to rear.			
<b>Bedroom</b>	4.55	X	4.06
Timber flooring, bay window to front.			
<b>Ensuite</b>			
WC, WHB, Shower, extractor fan, radiator, window.			
<b>Bedroom</b>	3.91	X	4.64
Timber flooring, walk in wardrobe, window to side.			
<b>Ensuite</b>	2.40	X	1.51
WC, WHB, velux window.			
<b>Bedroom</b>	2.89	X	3.63
Timber flooring, radiator, window to front.			

<b>Bathroom</b>	3.63	X	1.52
Tiled flooring, WC, WHB, shower, velux window.			
<b>Bedroom</b>	3.75	X	2.89
Timber flooring, radiator, window to front.			
<b>Bedroom</b>	4.00	X	3.90
Timber flooring, walk in wardrobe, window to side.			
<b>Ensuite</b>	2.47	X	1.50
Fully tiled, WC,WHB, shower, velux window.			



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



**For illustrative purposes only. Not to scale**



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