

FOR SALE
Hill View, Ballyhooly,
Co Cork P51 P3V8



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 4-bedroom detached bungalow. The property is in an excellent location within walking distance of all amenities. It enjoys the benefit of walled in gardens and a site which extends to over half an acre with lawns and mature planting.

This property has an east west aspect giving the house a warm bright and spacious feel throughout.

Located just off the main street of Ballyhooly village, 10 mins drive from Fermoy town and 35 min drive from Jack Lynch tunnel.

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 a backdrop.

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

Viewing comes highly recommended.

ACCOMMODATION

Entrance hall: 10ft x 5ft 2

PVC front door with glass panels and letterbox. Laminate timber flooring. Dado rail. Radiator with cover.

Sitting room: 15ft 5 x 11ft 8

Carpet. Featured fireplace with built in solid fuel stove. Large window overlooking front garden. Radiator with cover.

Kitchen-dining room: 10ft 7 x 29ft 8

Fully fitted wall and floor units. Timber flooring. Stainless steel sink with hot and cold. Tiled splashback. Two windows. Extractor fan. Plumbed for dishwasher. Large double patio door to rear patio and gardens. 2 x radiators. Dado rail.

Utility room: 13ft 2 x 8ft 3

Vinyl flooring. Window. Door to rear garden. Plumbed for utilities. Toilet off utility with wash hand basin and window.

Bedroom 1: 9ft 3 x 13ft 9

Carpet. Large window. Radiator. Walk in closet.

Bedroom 2: 9ft 3 x 10ft 10

Laminate timber flooring. Window. Radiator.

Bedroom 3: 8ft 1 x 10ft 10

Laminate timber flooring. Window. Radiator.

Bedroom 4: 8ft 1 x 10ft 10

Carpet. Window. Radiator.

Bathroom: 10ft 10 x 5ft 3

Tiled walls and flooring. Toiled and wash hand basin. Shower unit with electric shower. Radiator. Window. Access to attic. Hot Press.

OUTSIDE:

- Large mature landscaped gardens.
- Garden shed/workshop: 14ft x 20ft-Block wall construction with cladded galvanised roof.
- Tarmac driveway.
- Patio area outside kitchen dining area.

SERVICES

- Mains water
- Septic Tank.
- Oil fired central heating.

FEATURES


- Spacious bright home.
- PVC windows and doors.
- East west aspect.
- BER C3

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

The IPAV logo consists of the letters "ipav" in a bold, lowercase, blue sans-serif font. Below it, in a smaller font, is the text "Institute of Professional Auctioneers & Valuers".

The TEGoVA logo features the letters "TEGoVA" in a bold, uppercase, blue sans-serif font. Below it, in a smaller font, is the text "THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS".