




**Raymond
Potterton**

Corlurgan, Bailieborough, Co. Cavan A82 YE38
Asking Price €395,000

BER C1



Corlurgan is a fine detached 6 bedroom home with a detached garage on a very private c.1 acre site.



Welcome
to the home
of a happy
family
love & life

life
is like a pot of tea
it's all in how
you make it



Corlurgan, Bailieborough, Co. Cavan A82 YE38



2551.00 sq ft



6



4

The residence extends to c. 237 sq.m. and is positioned nicely on an end site, completely bound by mature hedging, approached from an impressive gated entrance, rolling lawns with a variety of mature trees and flower beds to the front and spacious garden to the rear. The property is finished with a pebble dash exterior, has an open car port to the rear, a detached garage which is cleverly divided to suit any family and a lovely enclosed BBQ gazebo area in the back garden.

Constructed in 2007 this property has been carefully maintained over the year and benefits from many upgrades such as triple glazed windows throughout, composite door, modern flooring, upgraded bathroom and ensuite and two options of heat source being oil fired and large solid fuel external boiler.

Located just 2.5 kms outside Baileborough this property enjoys a rural surrounding yet proximity to the M3 is also good. There is a host of amenities including pool & leisure facilities, large Tesco, an array of restaurants, bars, sporting facilities, water sports, fishing and walking tracks in Baileborough Town. There are a number of schools locally, St Anne's, Vale, The Model School and Ballinamoney are the National School options with the secondary school choice being the Community School in Baileborough.

FEATURES

- Exceptional residence on mature c.1 acre site
- Excellent interior condition
- Quiet countryside location with exceptional views
- PVC triple glazed windows
- PVC fascia and soffit
- Fully alarmed
- High level of insulation in walls and attic
- 4 camera system

OUTSIDE

- Gated entrance with tarmac driveway
- Garage with games room, workshop and storage
- Open car port
- Excellently manicured gardens with mature plantation
- Enclosed BBQ gazebo
- Paved patio area

SERVICES

- Private well
- Septic tank
- Oil & solid fuel central heating
- Zoned heating (3 zones Downstairs, Upstairs, water)

FIXTURES & FITTINGS

Flooring, blinds, curtains, light fittings, oven, hob, extractor fan, Bosch fridge freezer, integrated dishwasher, washing machine, tumble dryer and furniture are included in the sale.





ACCOMMODATION

Entrance Hall

19'5" x 6'8"

With vinyl flooring, composite front door, hardwood staircase and hotpress.

Lounge

20'5" x 11'10"

Dual aspect room with wooden flooring, feature hardwood fireplace with solid fuel stove insert and bay window to the front.

Dining

11'10" x 10'11"

With wooden flooring and hardwood fireplace with cast iron insert (open fire).

Kitchen

14'11" x 11'3"

With wooden flooring, solid wood built in wall and floor units with matching island and granite work top, Bosch extra size fridge freezer, integrated dishwasher, Rayburn dual oil cooker and open plan to Sunroom.

Sunroom

12'2" x 11'2"

With wooden flooring and patio doors to the paved area to the front.

Back Pantry

10'11" x 5'10"

With wooden flooring, built in wall and floor units, oven, hob, extractor fan and storage room 2.41 x 1.20 plumbed for utility.

Back Hall

5'10" x 5'2"

With wooden flooring and PVC back door.

Guest w.c.

With tiled floor, high gloss panelled walls, w.c. and w.h.b.

Inner Hall

16'3" x 3'4"

With vinyl floor covering and storage press.

Bedroom 1

13'8" x 12'0"

With tongue and groove flooring and built in wardrobes.





En-Suite

6'2" x 6'1"

With tiled flooring, partially tiled walls, wood panelling, heated towel rail. w.c., w.h.b. and shower with pump shower.

Bedroom 2

11'3" x 11'2"

With tongue and groove flooring and built in wardrobes.

Bedroom 3

11'3" x 11'3"

With tongue and groove flooring and built in wardrobes.

Bedroom 4

11'10" x 10'4"

With tongue and groove flooring and built in wardrobes.



Bathroom

6'11" x 6'10"

With tiled flooring, tiled walls, w.c., w.h.b. and shower.

Landing

17'7" x 3'4"

With carpet.

Bedroom 5

19'3" x 15'11"

With carpet and walk in storage.

Bedroom 6

14'11" x 12'0"

With carpet and walk in storage. Study area 2.55 x 1.46.

Bathroom

8'11" x 5'10"

With tiled flooring, tiled walls, high gloss panelling, w.c., w.h.b. with vanity unit and bath.



Garage to include

Storage

14'10" x 7'10"

With roller door and solid max solid fuel boiler

Games Room

14'10" x 14'6"

With wooden flooring, fully heated and patio door to the rear.

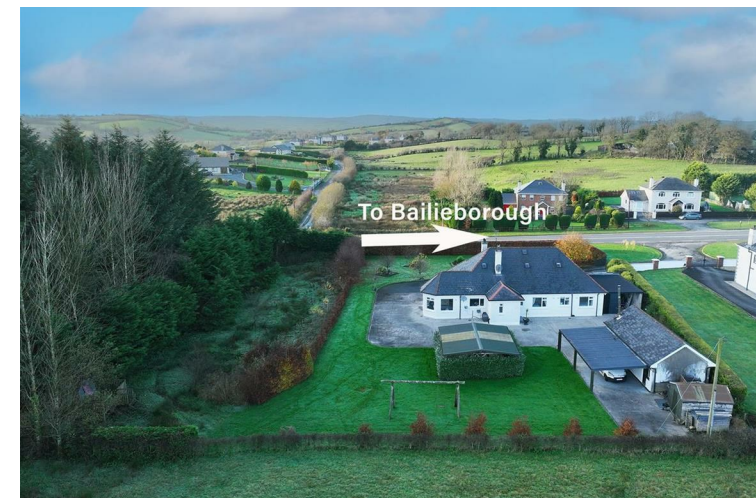
Workshop

14'10" x 8'5"

Car Port

25'3" x 15'9"

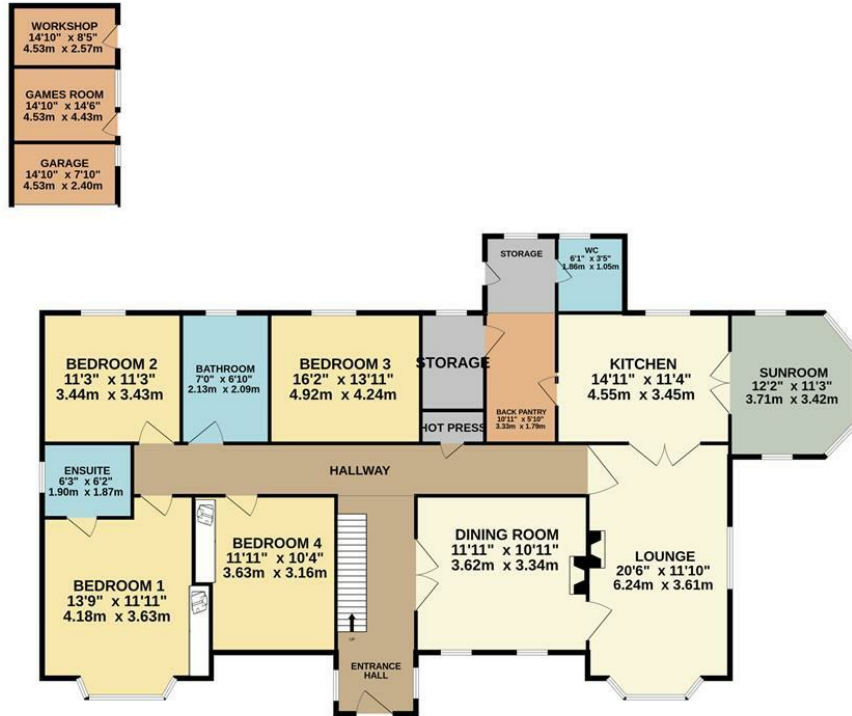
Open to the rear with utility press with washing machine and tumble dryer.



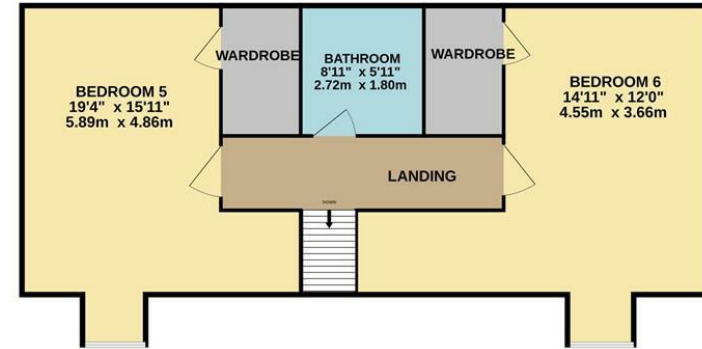


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2551sq.ft. (237.0 sq.m.) approx.

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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