

Brinlack Superior 4 Bed Property



Guide Price €259,000.00!!!

Situated on a mature and generous site of nearly 0.6 acres, seldom does a property of this standard come onto the open market. Complete to a very high standard, this property is ***“Ready To Occupy”*** and boasts numerous features such as the ***Winged Staircase & High Energy Rating***. With distant Sea Views, this property is ideal as a Permanent / Holiday Home. Viewing by **STRICT** Appointment. **Ref 399**

Accommodation:

Entrance Hall	-	4.5m x 4.3m, Feature Winged Staircase, High Ceiling, Walnut Floor, Leads to Living Room, Kitchen / Dining / Lounge, Bedroom 1 & Family Bathroom
Living Room	-	5m x 4.7m, Walnut Floor, Open Fireplace, Wired For Surround Sound, Bay Window & Double Doors
Kitchen / Dining / Lounge	-	Kitchen Area is 3.4m x 3.2m, Fully Fitted with Belfast Sink, Centrepiece Island with Cooker and Overhead Extractor Fan, Tiled Floor Lounge / Dining Area is 6m x 5m with Walnut Flooring, Solid Fuel Stove with Back Boiler on Raised Hearth, Recessed Lights, Bay Window, Double Doors to Hallway
Bedroom 1	-	5m x 4.4m, Antique Pine Flooring, 3 Door Sliderobe, Patio Doors
Family Bathroom	-	3.3m x 3m, Fully Tiled, Built In Oval Bath, WC, WHB, Quadrant Shower
Utility Room	-	3.2m x 1.9m, Fully Fitted, Washing Machine, Tumble Dryer & Sink
Rear Porch	-	2.6m x 1.1m

1st Floor Accommodation:

Bedroom 2	-	4.4m x 2.4m, Semi Solid Antique Pine Flooring
Bedroom 3	-	4.8m x 2.5m (Currently Home Office)
Master Bedroom	-	5m x 4m, Carpet, Built In Robe, Sea Views
Master En-Suite	-	2.5m x 1.8m, Electric Shower, WC, WHB, Fully Tiled

General:

- Tarmac Driveway
- Ranch Style Fencing
- Footpath Surrounds
- PVC Windows & Doors
- Oil Central Heating
- Pillared Entrance
- Concreted Area at Clothes Line

BER Details:

- BER B3
- BER No. 104036660
- Energy Performance Indicator 148.32 kWh/m²/yr



View From Property



Feature Winged Staircase



Fully Fitted Kitchen with Island & Belfast Sink





Lounge off Kitchen with Feature Solid Fuel Stove with Back Boiler on Raised Hearth



Dining Area with Bay Window and Recessed Lighting



Solid Fuel Stove on Raised Hearth with Back Boiler



Living Room with Open Fireplace, Walnut Flooring, Wired For Surround Sound





Living Room as above



Bedroom 1 with Patio Door and Antique Pine Flooring



Family Bathroom with Built In Oval Bath, Quadrant Shower, Fully Tiled





Bedroom 2 with Antique Pine Flooring



Master Bedroom with En-suite & Built In Robe, Carpet with Sea Views





Master Bed En-Suite, Electric Shower, Fully Tiled



Tasteful Built In Robe (Master Bedroom)



1st Floor Bathroom with Corner Bath, WC, WHB, Fully Tiled

Disclaimers: These particulars do not constitute any part of an offer or contract. While every care has been taken to ensure the accuracy of these particulars none of the statements herein are to be relied on as statements or representations of fact, and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the selling agent, nor any person in their employment, has authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions are for illustration only. Plans are not to scale and all dimensions shown are approximate.