

For Sale

By private treaty

Baurleigh, Bandon, Co Cork P72 F510



Beautifully presented, fine family detached home (approx. 2200sq ft) with interconnecting double garage on circa 0.75 acres of gardens. Accommodation within the property consists of large open plan kitchen/ dining/living room with two sets of double doors to decking and gardens, lounge with feature open fireplace, utility room, guest w.c together with bathroom and four bedrooms (master en-suite) overhead. The interconnecting garage accessed via electric roller doors has stairs to overhead loft area suitable for storage. Features include oil fired central heating, sliderobes, quality fixtures and fittings, wired for alarm and stunning countryside views. The property is located approximately 8kms from Bandon town and within a ten minute drive of Timoleague/Courtmacsherry. Viewing is highly recommended and strictly by appointment only.

BER: C1

Asking Price: €399,000

Joint Agents: David Busteed, Brennan Busteed, Sherry Fitzgerald, Bandon

IMPORTANT NOTICE: Whilst every care is taken in the preparation of the property details, the accuracy of these details is not guaranteed by us, nor do they represent a contract or part thereof.

ACCOMMODATION:

Entrance Hall Approx. 4.08m x 4.30m

Timber door to front. Window to Front. Timber Floor. Radiator. Stairs to overhead accommodation.

Kitchen/Dinning Room Approx. 8.95m x 10.39m

Fully fitted Kitchen with built-in double oven and grill, integrated dishwasher, five ring gas hob and overhead stainless steel extractor fan. American style fridge freezer. Island unit with storage with two wicker baskets. Tiled and timber floors. Two radiators. Window to rear. Double doors to rear timber decking area. Double doors to side timber decking area. Window to front .

Lounge Approx. 4.66m x 5.67m

Timber floor. Feature open fireplace. Door to entrance hall. Door to kitchen .Two windows to front.

Utility Approx. 4.23m x 3.47m

Integrated fridge . Two small storage rooms. Radiator. Door to guest W.C. Door to rear. Door to garage.

Guest W.C

Fitted with w.c and wash-hand basin. Radiator . Window to garage.

First floor Accommodation

Spacious landing area with attractive timber floor. Stira stairs to floored attic with lights.

Bathroom Approx. 2.97m x 2.08m

Fully fitted with w.c, wash hand basin and bath. Corner shower unit with electric shower. Tiled floor and part walls.

Bedroom No 1 Approx.5.16m x 5.12m

Timber floor. Built-in slide wardrobes.

En-suite Approx. 1.96m x1.76m

Corner shower unit with electric shower. Fitted with w.c and wash hand basin. Fully tiled floor and walls.

Bedroom No 2 **Approx. 4.71m x 3.26m**

Timber floor. Built-in slide robes.

Bedroom no. 3 **Approx. 3.66m x 2.79m**

Timber floor. Built-in slide robes.

Bedrooms no. 4 **Approx. 3.68m x 2.85m**

Timber floor.

Garage **Approx. 7.90m x 8.42m**

Double electric roller doors. Plugs and lights fitted. Window to rear. Door to rear. Stairs to overhead loft/storage.

FEATURES

Oil fired central heating (New condenser boiler)

Wired for alarm

Private well water

Septic tank.

Circa 0.75 Acre of gardens .

Double Garage with electric roller doors and over head storage .