

ACCOMMODATION:

- Entrance Hallway:** 11'10 x 8'4 (3.6 x 2.55). Timber floor, spacious, well decorated, modern & bright.
- Kitchen:** 11'11 x 14'7 (3.65 x 4.44). Tiled floor, Recessed, cherry wood kitchen with integrated appliances, electric cooker & hob with extractor, curtains & blinds, bright interior.
- Utility Room:** 7'10 x 11'7 (2.41 x 3.53). Plumbed for appliances, Storage units, tiled floor.
- Dining Room:** 11'11 x 13'9 (3.65 x 4.20). Timber floor, recessed, curtains & blinds, elegant & bright.
- Lounge Room:** 11'9 x 16'8 (3.6 x 5.08). Timber floor, built-in units, open fire with solid wood cast iron surround, curtains. Well decorated, elegant & bright.
- Living Room:** 16'11 x 11'11 (5.16 x 3.64). Fire with solid wood cast iron surround, recessed lighting.



- Conservatory:** 18'9 x 13'2 (5.72 x 4.02). Ceramic tiled floor, patio doors, and bi-fold doors.
- W.C:** 7'11 x 4'10 (2.4 x 1.48). Tiled, recessed, w.c, whb, & light fittings.
- Landing:** 11'11 x 7'1 (3.64 x 2.17). Carpet, recessed, curtains, spacious & bright.
- Bedroom One:** 10'4 x 9'10 (3.16 x 3.0). Carpet, recessed, fitted wardrobes, curtains & blinds.
- Bedroom Two:** 16'11 x 11'11 (5.17 x 3.65). Carpet, recessed, free standing wardrobes, curtains & blinds.
- Bedroom Three:** 11'11 x 13'9 (3.64 x 4.2). Carpet, recessed, fitted wardrobes, curtains & blinds.
- Bedroom Four:** 14'7 x 11'11 (4.46 x 3.65). Carpet, recessed, walk-in wardrobe x 2, dressing table, curtains & blinds.
- En suite:** 7'6 x 7'10 (2.3 x 2.4). Modern tiled floor & walls, Jacuzzi bath, wc, whb, electric shower, vanity unit, towel radiator.

- Bathroom:** 6'11 x 11'10 (2.11 x 3.61). Modern tiled floor & walls, Jacuzzi bath, wc, whb, shower, towel radiator, light fittings, modern & bright.
- Study:** 11'11 x 6'11 (3.64 x 2.118). Carpet, recessed lighting, shelving & blinds.



Log Cabin with gym & heated swimming pool: 15'5 x 5'0.

FEATURES

- Tarmacadam driveway.
- CCTV & alarm.
- OFCH & solid fuel.
- Mains water
- Electronic entrance gate.
- Perimeter, 6ft double fencing.
- Front & rear garden with pond & rockery.
- Recessed chrome lighting sockets & switches.
- Oak doors & skirting
- Solid teak front door.
- Walking distance of village.
- Within commuting distance to Cork (45 mins), Limerick (35 mins), Mallow (20 mins)
- Gym & Heated Swimming Pool (15'5 x 5') at the rear of the property.



Directions: From Charleville take the (R578) Kanturk road for approximately 6.5 miles, the property is the last house on the right hand side before the 50 km zone entering Dromina.

GPS Co-Ordinates: Latitude 52.439 Longitude -8.988

Please note that all measurements and details are believed to be correct but any intending purchaser should satisfy himself/herself or otherwise as to the correctness of these particulars.



VIEWING

Please ring us to make an appointment. We are open 9.30am to 5.30pm Monday to Friday.

MORTGAGE INFORMATION

We can offer independent mortgage advice dealing with several financial institutions offering the most competitive mortgages in the marketplace to suit your needs.

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