



AN CEARTA, BRIDGETOWN, INNISCARRA, CO. CORK



## LOCATION

The Property is located just off the Cork-Donoughmore Road within minutes' drive of the Shopping, Educational and Leisure facilities of Blarney, Tower and Cloghroe with its Churches, Schools, Shops and Post Office. The Inniscarra Community Centre with its 45 acres of sporting and playing pitches and the Water Sports Centre of Inniscarra Lake are also close by. The property is only 7 miles from Cork City.

## DESCRIPTION

“An Cearta” is a substantial two storey, 5 bedroom architect designed family residence on c.0.33 acres. The property is spacious (c.2,420sq.ft.) and enjoys large mature gardens. All rooms are excellently proportioned and decorated to the highest standards throughout. There is excellent storage space at second floor level.

# ACCOMMODATION

## Ground Floor

- **Entrance Hallway 16'9" x 13'10"**  
Polished timber floor
- **Guest Toilet**
- **WC and Wash Hand Basin**
- **Storage Cupboard**
- **Lounge Room 14'2" x 19'9"**  
Polished timber floor, marble fireplace with cast iron insert with gas coal effect fire. Feature windows overlooking driveway and garden. Double doors from hall.
- **Family Room 17'11" x 14'4"**  
Polished timber floor, ornate timber fireplace with marble insert, gas coal effect fire. Double doors from hall.
- **Kitchen 13'10" x 13'9"**  
Floor and eye level fitted units with granite work tops. Feature Island Unit, Neff double oven, Tiled floor, ceiling spotlights.  
Open Arch to Dining Area.
- **Dining Area 14'6" x 10'0"**  
Tiled floor and sliding door to rear garden and patio area.  
Ceiling spotlights.
- **Utility 14'0" x 8'2"**  
Tiled floor, stainless steel sink unit. Toilet with WC & wash hand basin, Tiled floor and walls. Plumbed for washing machine and drier. Door to rear garden.

## FEATURES

- **Extensive Parking Area**
- **Lawns and Shrubberies**
- **Bio-cycle Unit**
- **Gross Internal Area: 2,417 sq.ft (excluding attic area)**

## First Floor

- **Spacious landing area**
- **Bedroom 1 10'6" x 11'4"**  
Polished timber floor, incorporating full length built in robe units with dresser.
- **Bedroom 2 10'9" x 10'0"**
- **Master Bedroom 14'0" x 14'9"**  
Dressing room. Full height glazed slide robes  
Ensuite 14'4" x 8'2"  
WC, wash hand basin, Jacuzzi power shower, heated towel rail, tiled floor and walls
- **Bedroom 4 13'4" x 10'0"**  
Ensuite  
Tiled floor and walls, WC, wash hand basin and shower, heated towel rail.
- **Bedroom 5 14'4" x 9'2"**  
Incorporating full length built in robe units
- **Ensuite**  
WC, wash hand basin and shower, tiled floor and walls, heated towel rail
- **Main Bathroom**  
WC, wash hand basin and shower  
Tiled floor and walls, heated towel rails, ceiling spots
- **Upper Floor area (storage) 43'0" x 15'0"**

## Outside

- **Detached Garage 23'0" x 21'9"**
- **Double roller shutter door.**
- **Suitable for conversion and granny flat.**





## DIRECTIONS

From Cork City, travel out the Carrigrohane Straight and take the road R618 signposted for Coachford passing 'The Anglers Rest' and Cloghroe Church. From Cloghroe Church continue on for 1 mile and turn left onto the R622 the entrance to the property is on the left hand side with the auctioneers sign displayed.



**Cohalan Downing** 88 South Mall, Cork, Ireland  
**tel:** +353 (0) 21 4277717 **fax:** +353 (0) 21 4274820  
**e-mail:** information@cdacork.com



CHARTERED SURVEYORS, ESTATE AGENTS & VALUERS  
 1a South Mall, Cork **Tel:** 021 427 1000  
**www.downing.ie**