

## Yellow House, Kilcully, Whites Cross, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this superbly presented three bedroom detached bungalow in Kilcully, Whites Cross. The property is situated on a site of one third of an acre approx, offering large, mature, level and landscaped gardens plus a very handy garage, ideal for storage purposes. The Yellow House is ideally located in a tranquil area with views of the countryside, while being just a short drive to the City and close to the N20 road network with routes to Blackpool, Blarney and Cork city centre.

Accommodation consists of porch, reception hallway, living room, kitchen, three double bedrooms, and the main family bathroom.

**AMV: €375,000**

**BER C3**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 79.59 Sq. M. / 856 Sq. Ft.
- Site measures one third of an acre approx.
- Built in 1979 approx.
- BER C3
- Oil fired central heating / Oil burner is less than 2 years old
- Two double bedrooms and one single
- Spacious garden surrounding the house
- Ample room for an extension or further development SPP
- Block built garage to the side of the house
- Mains water & septic tank for sewer
- A short drive to all amenities
- Tranquil location with views across the countryside
- Easy access to the city and the N20 road network
- Two new bus stops located outside the property
- Close to Blackpool Shopping Centre (3.4 kms)

## | PORCH

1m x 1.7m (3'2" x 5'5")

A sliding glass door allows access into the porch. The porch has laminate flooring, and a teak door for with frosted glass panelling leads you through to the main reception hallway.



## | RECEPTION HALLWAY

3.37m x 5.63m (11'0" x 18'4")

The reception hallway features neutral décor, a continuation of the laminate timber flooring, two light fittings, access to the electrical board, one radiator and access to the hot press.



## | LIVING ROOM

6.54m x 3.52m (21'4" x 11'5")

The dual aspect living room is flooded with extensive natural light owing to wrap around windows to the front and to the rear. The area has ample space for a large suite of furniture, a feature marble fireplace with an electric insert, one radiator, two light fittings, two wall-mounted light fittings, attractive wooden flooring. A door allows access into the kitchen/dining room.



## | KITCHEN/DINING ROOM

4.53m x 2.52m (14'8" x 8'2")

The kitchen features solid fitted units at eye and floor level with an extensive worktop counter and tile splashback. The kitchen includes a washing machine, a dishwasher, an oven/hob/extractor fan, a fridge freezer, and a stainless steel sink. There is an electric radiator, centre light fitting, and space for a dining table.



## | BEDROOM 1

2.91m x 4.04m (9'5" x 13'2")

A large double bedroom has one window overlooking the front of the property, a built-in wardrobe unit for storage, radiator, centre light fitting, neutral décor and laminate timber flooring.



## | BEDROOM 2

3m x 2.79 (9'8" x 9'1")

Another spacious double bedroom has one window overlooking the rear of the property, a built-in wardrobe unit for storage, radiator, centre light fitting and carpet flooring.



## | BEDROOM 3

3.01m x 2.91m (9'8" x 9'5")

This bedroom has one window to the front, a built-in wardrobe unit for storage, radiator, centre light fitting and timber flooring.



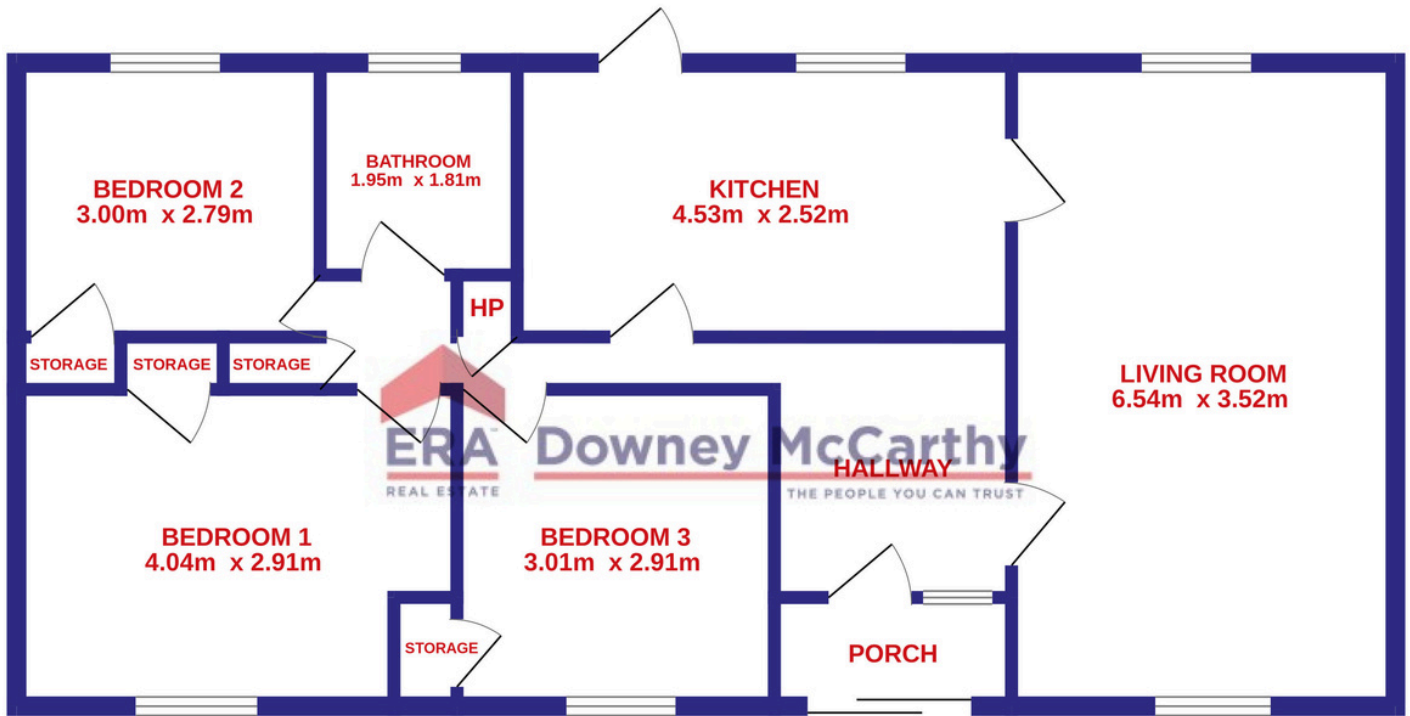
## | BATHROOM

1.95m x 1.81m (6'3" x 5'9")

The bathroom features a four piece suite including a Mira Elite SE electric shower fitted over the bath. The room has floor and wall tiling, a frosted window to the rear, centre light fitting, extractor fan, and a heated towel rail.



## | FLOOR PLAN



## | GARDENS AND EXTERIOR

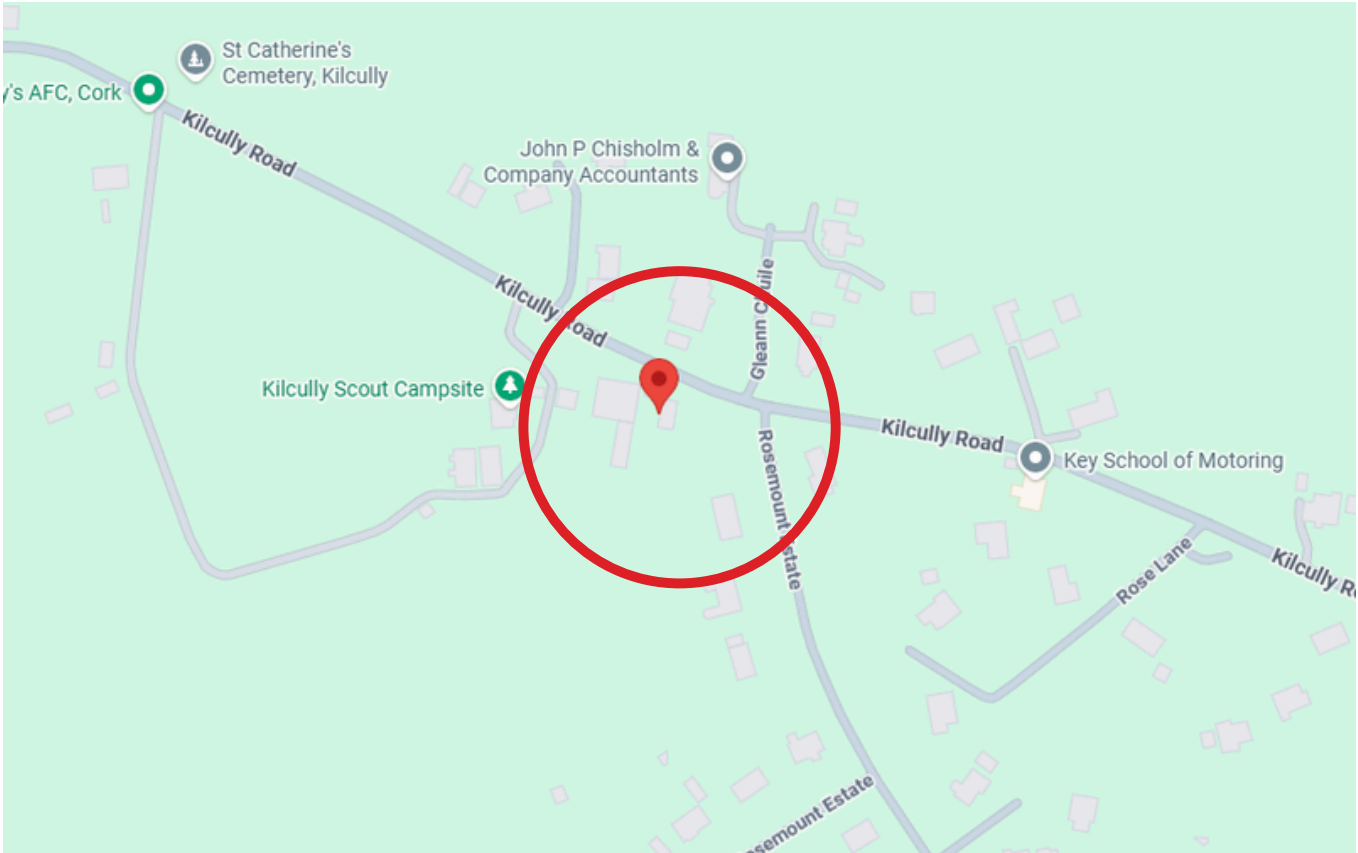


The front of the property offers a very spacious garden which wraps around the entirety of the house. The garden is laid to lawn, there are plenty of mature shrubs and plants abounding, and the site is fully enclosed with mature hedging and block built walls. The driveway can accommodate off street parking for multiple vehicles.

The rear of the property has a large garden area, a block-built shed/garage ideal for storage, and access to the oil tank.

## | DIRECTIONS

Please see Eircode T23 HY68 for directions.



## | ALL ENQUIRIES TO:



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