

# INNISFREE 16 PRIMROSE HILL,

TOWER, BLARNEY, CO. CORK T23 K262




O'Mahony  
Walsh 



O'Mahony Walsh are delighted to present, **16 Primrose Hill**, a 3-bedroom, 2-bathroom detached dormer bungalow located in Tower, Blarney. Ideally Located on the 215 Bus Route from Tower/Blarney to Blackpool, Cork City and Mahon Point. A short drive to CUH, EMC/Dell, Apple, VM-Ware, UCC and Cork City. Set within walking distance of Tower Village and O'Leary's Supervalu, Local hostelryes and restaurants and the renowned Cloghroe National Primary School.

This home is approximately 89 Sq.m/ 958 Sq. ft., offering spacious living accommodation and a private rear garden. Viewing is highly recommended.

*A perfect home, in an ideal location*

3  2  C. 89 Sq.m / 958 Sq. Ft 

**Agent: Michaella Buckley** Email: [m.buckley@omw.ie](mailto:m.buckley@omw.ie)

**AMV €310,000**

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## Hallway (2.82m x 1.47m)

The front door opens to the entrance hallway with carpeted flooring. Access to all downstairs accommodation including a hot press with shelved storage. Wired for an alarm.

## Bedroom 3 (2.48m x 2.30m)

A cosy downstairs single bedroom with carpeted flooring and a front aspect window. This room can also be used as a home office for those working from home.



## Bathroom (2.27m x 1.57m)

3-piece suite with a side aspect window, fully tiled walls and a mirror.



## Kitchen (3.16m x 3.15m)

Fully fitted kitchen with a rear aspect window overlooking the garden. This is the perfect space to prepare home cooked meals.



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## Open Plan living/Dining room (8.13m x 7.1m)

A versatile and well-proportioned open plan living and dining space ideal for entertaining guests or relaxing after a hard day's work. Newly carpeted flooring and dual front aspect windows provide plenty of natural light.

## Sunroom (3.05m x 2.98m)

A sliding door provides direct access to the sunroom with tiled flooring and sliding door access to the garden. This sun filled room allows for an abundance of natural light and a seamless indoor-outdoor connection.



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## Bedroom 1 (4.02m x 3.44m)

Spacious double bedroom with newly carpeted flooring, access to attic and a side aspect window.



## Bathroom (1.85m x 1.39m)

Standalone shower unit, fully tiled walls, WC, WHB and Velux window.



## Bedroom 2 (4.00m x 3.07m)

Spacious double bedroom with newly carpeted flooring, access to attic and a side aspect window.

## Heating

Gas Central Heating

## BER Details

BER: D2

BER No: 105093710

Energy Performance Indicator: 268.04 kWh/m<sup>2</sup>/yr

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## Garden Details

To the front of the property is a neat gravel driveway with off-street parking for 2 cars and a well-maintained lawn with mature hedging. Gated side access on both sides.

The rear garden enjoys a private setting, bordered by mature hedging and trees. The garden is mainly laid in lawn, with a paved pathway leading through the garden, while the sunroom opens directly onto a patio area.



# Floorplan

