



Downey McCarthy

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The Farmhouse, Sleaveen East, Macroom, Cork



**For sale by online auction at 3.00pm on 24th May 2023 - see
www.eracork.ie.**

ERA Downey McCarthy Auctioneers are delighted to present to the market this superb three bedroom detached home situated on a secluded and tranquil site just a 5 minutes' drive from Macroom town centre. The property benefits from spacious living and bedroom accommodation and viewing comes highly recommended.

Accommodation consists of porch, reception hallway, living room, open plan kitchen/dining area, utility room, w.c and rear hall located on the ground floor. Upstairs the property offers three spacious bedrooms, an ensuite and the main family bathroom.

AMV: €190,000



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PSRA No. 002584

| FEATURES

- Approx. 126.7 Sq. M. / 1,364 Sq. Ft.
- Built c.1900
- BER E2
- Oil fired central heating
- PVC double glazed windows
- Three bedrooms
- Spacious living accommodation
- Boiler room (3m x 2.78m) accessed via the rear of the property
- 5 minutes' drive to Macroom town centre and all amenities including schools, shops, supermarkets, restaurants, bars, gyms
- 35 minutes' drive to Cork city centre
- Easy access to the N22 road network and new Macroom Bypass

| PORCH

1.55m x 1.75m (5'0" x 5'7")

A PVC door with frosted glass panelling allows access to a porch area which has tiled flooring, one window to the front of the property, one window to the side, one radiator and one centre light piece. An opening allows access to the reception hallway.

| RECEPTION HALLWAY

1.89m x 5.3m (6'2" x 17'3")

The spacious hallway has laminate timber flooring, recessed spot lighting, one radiator, power points and one centre light piece.

| LIVING ROOM

5m x 3.5m (16'4" x 11'4")

The spacious living room has laminate timber flooring, one large window to the front of the property, one centre light piece, recessed spot lighting, ample power points, one radiator and a large feature fireplace.



| OPEN PLAN KITCHEN/ DINING AREA

5m x 4.7m (16'4" x 15'4")

This room is dual aspect with one window to the front and one window to the rear of the property. There is tiled flooring, two radiators, recessed spot lighting and one centre light piece throughout. The kitchen features modern fitted units in an L-shape at eye and floor level with extensive worktop counter and tiled splashback, integrated oven/hob, space for a dishwasher, space for a fridge, a stainless steel sink and ample power points. A door from the kitchen/dining area allows access to the utility room.



| UTILITY ROOM

3m x 2.37m (9'8" x 7'7")

The utility room has one window to the rear of the property, tiled flooring, storage space, space for a washing machine, a sink, one centre light piece, one radiator and ample power points. A door allow access to the ground floor w.c.



| GROUND FLOOR W.C

1.08m x 1.55m (3'5" x 5'0")

This w.c features floor and wall tiling, one centre light piece, one extractor fan and one radiator.

| REAR HALL

1.45m x 1.42m (4'7" x 4'6")

This room allows access to the rear of the property. Features include tiled flooring, one radiator, one centre light piece and one window to the rear of the property.

| STAIRS AND LANDING

Timber staircase and the landing has laminate timber flooring throughout. At the top of the landing there is one window to the rear of the property, a Velux window, one centre light piece, one radiator and solid doors leading to all rooms. A small step area leads to Bedroom 1 at the end of the landing.



| BEDROOM 1

5m x 3.57m (16'4" x 11'7")

This spacious double bedroom has carpet flooring, one radiator, one centre light piece, ample power points and a large window to the front of the property. A door allows access to the ensuite.



| ENSUITE

0.86m x 2.61m (2'8" x 8'5")

The ensuite bathroom features a three piece suite, floor and wall tiling, one centre light piece, one extractor fan and one radiator.

| BEDROOM 2

4.11m x 3.9m (13'4" x 12'7")

This large double bedroom has carpet flooring, one radiator, one centre light piece, ample power points and a window to the front of the property.



| BEDROOM 3

3m x 2.2m (9'8" x 7'2")

This bedroom has carpet flooring, one centre light piece, one radiator, ample power points and a window to the front of the property.



| BATHROOM

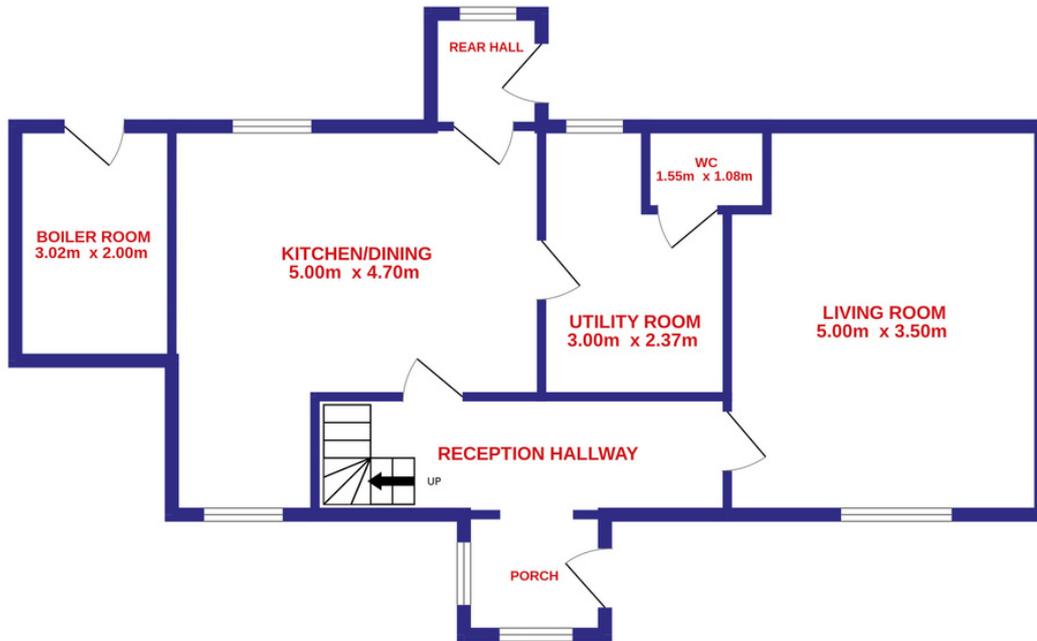
1.93m x 2.22m (6'3" x 7'2")

The main family bathroom features a four piece suite, floor and wall tiling, one centre light piece, one Velux window and one radiator.



FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 126.7 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode P12 HT95 for directions.



| ALL ENQUIRIES TO:

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 **Downey McCarthy**
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Solicitor Details:

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