

Kilmona, Grenagh, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to offer to the market this three bedroom, extended detached cottage located within close proximity to the N20 road network allowing easy access to Cork City (13 km) and a short commute to all amenities in Rathduff, Grenagh, Blarney and Whitechurch. The property offers a high level of privacy and future development potential subject to planning permission.



AMV: €195,000



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PSRA No. 002584

| FEATURES

- Approx. 63.53 Sq. M / 684 Sq. Ft
- Approx. 0.42 Acre private site with future development potential subject to FPP
- Built in 1900
- BER G
- Three spacious bedrooms
- Easy access to N20 road network
- 15 minutes' drive to Blarney/30 minutes' drive to Cork city centre
- Oil fired central heating

| ACCOMMODATION

The front of the property is accessed via a driveway off the main road, allowing off street parking for a number of vehicles. There is a patio area and steps leading to the front door.

The rear of the property offers a superb rear garden which is laid to lawn and offers a patio area ideal for outdoor entertaining.

| PORCH

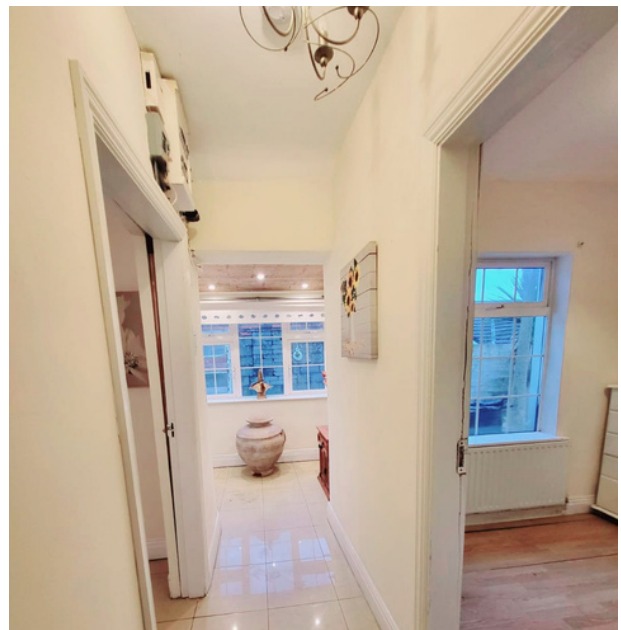
1.7m x 2.1m (5'5" x 6'8")

A PVC door with centre glass panelling allows access to the porch area. The porch has recessed spot lighting, one large window to the front of the property, tile flooring and an open arch allowing access to the main reception hallway.

| RECEPTION HALLWAY

2.27m x 0.93m (7'4" x 3'0")

The hallway features a continuation of the tile flooring, neutral décor and solid doors leading to all rooms.



| LIVING ROOM

4.57m x 3.11m (14'9" x 10'2")

This attractively-presented living room has a large window to the front of the property, allowing extensive natural light to fill the area. The room features tile flooring, attractive neutral décor, one centre light piece, one large radiator, ample power points and a feature fireplace with timber surround. An open arch allows access to the kitchen/dining area.



| KITCHEN/DINING

3.39m x 3.41m (11'1" x 11'1")

The kitchen/dining area features one window overlooking the rear garden and a continuation of tile flooring throughout. The kitchen includes fitted units at eye and floor level with worktop counter and tile splashback, plumbing for a washing machine, a stainless steel sink, space for an oven and space for an American style fridge freezer. There is one centre light piece, ample power points and a door allowing access to the side of the property.



| BEDROOM 1

4.69m x 2.92m (15'3" x 9'5")

This spacious dual aspect double bedroom has one window overlooking the front of the property and one window to the side. The room features one centre light piece, laminate timber flooring, a built-in wardrobe unit, neutral décor and one radiator.



| **BEDROOM 2**

2.45m x 3.57m (8'0" x 11'7")

A double bedroom features one window to the rear of the property, timber flooring, built-in wardrobe unit, one radiator and one centre light piece. The hot press is housed within this room.



| **BEDROOM 3**

2.16m x 2.5m (7'0" x 8'2")

This single room has one window to the front of the property, one centre light piece, one large radiator and timber flooring.



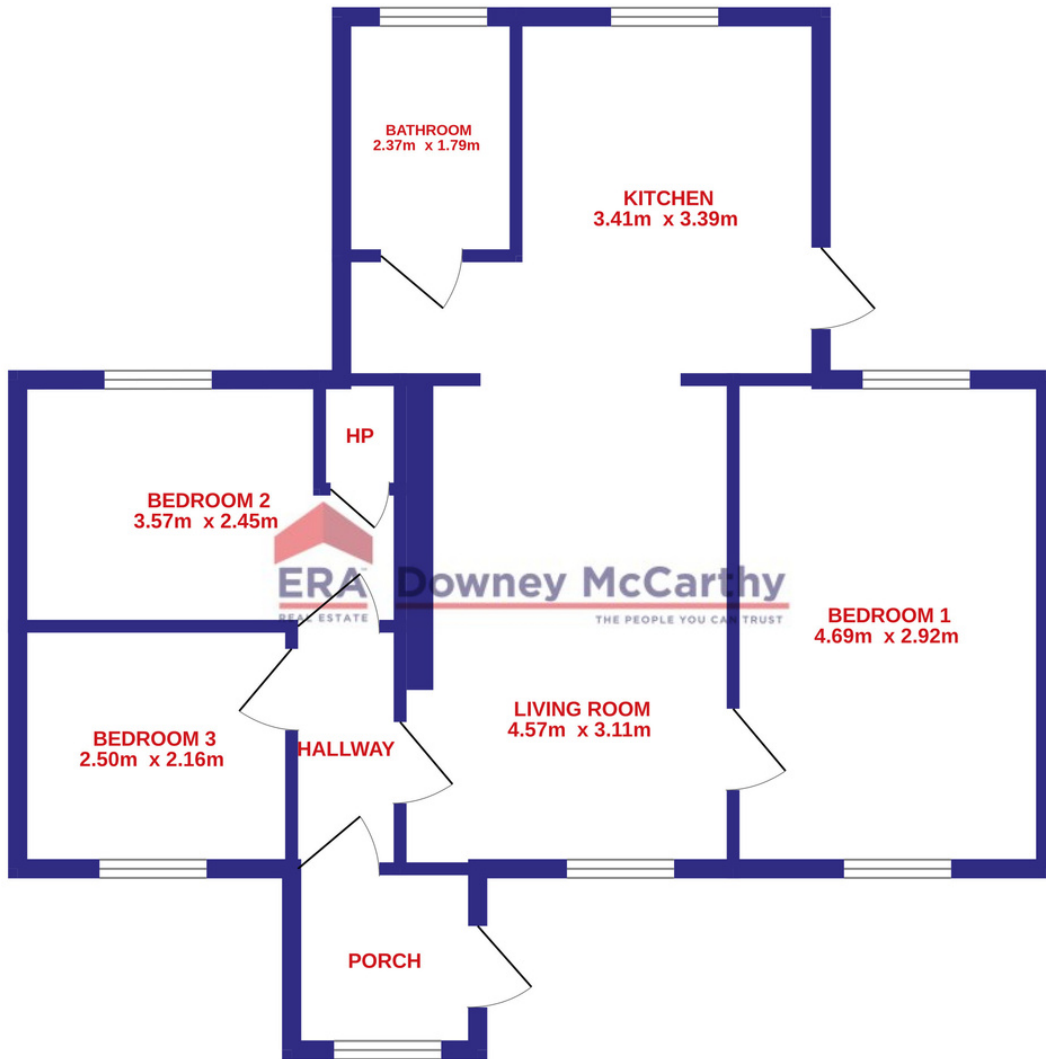
| **MAIN BATHROOM**

1.79m x 2.37m (5'8" x 7'7")

The bathroom features a three piece suite including a corner shower cubicle incorporating an Mira Sport electric shower, floor and wall tiling, recessed spot lighting, one radiator, neutral décor and one frosted window to the rear.



| FLOOR PLAN

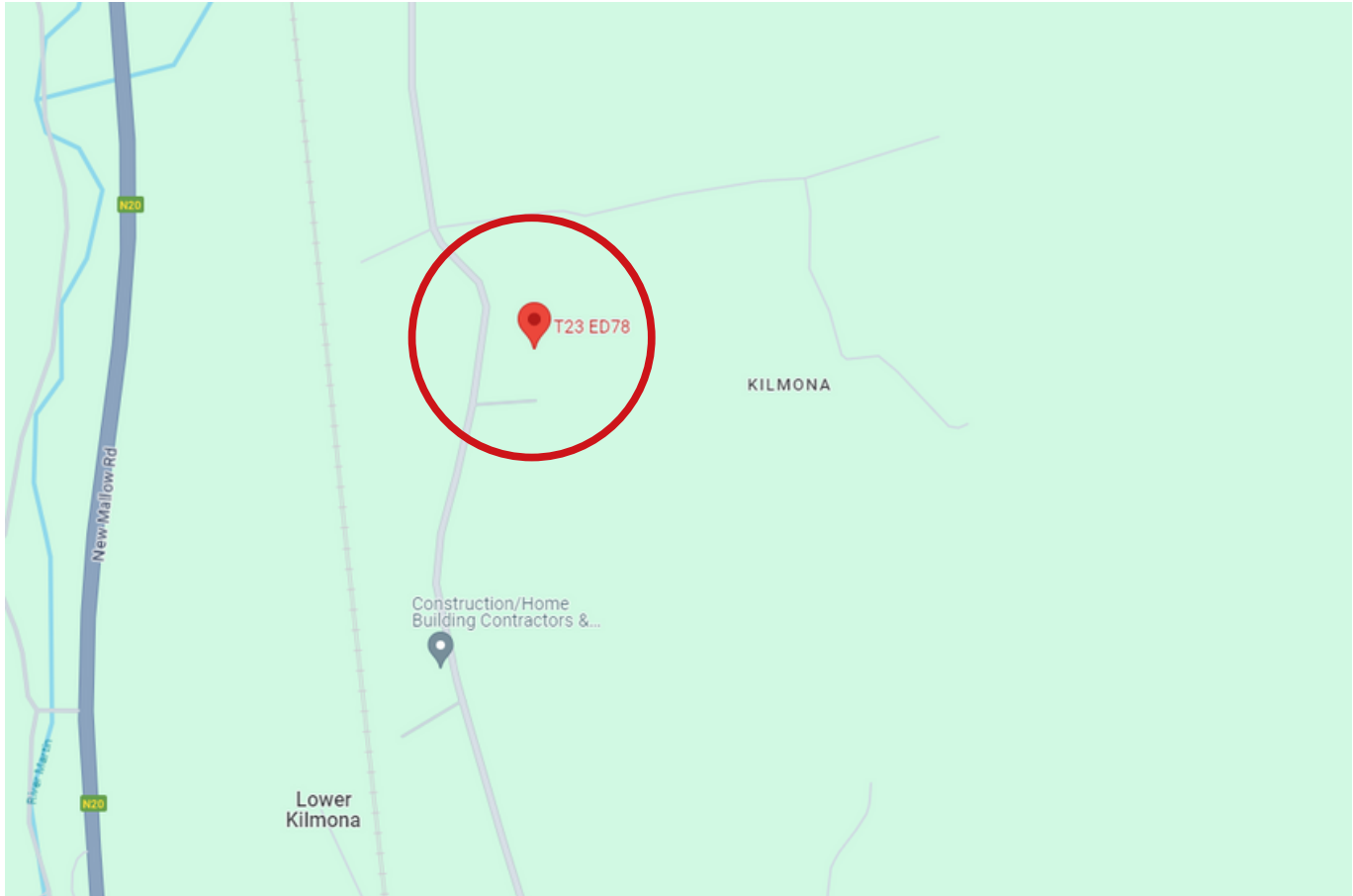


TOTAL FLOOR AREA : 63.5 sq.m. approx.

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 T23 ED78 for directions.



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Downey McCarthy
THE PEOPLE YOU CAN TRUST

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