

Pine Springs, Killuntin South, Kildinan, Watergrasshill, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this beautifully presented, three bedroom detached bungalow which is situated on a large, private, 1 acre site in between Watergrasshill and Glenville. This property offers a tranquil location in the scenic countryside while being within easy access to the M8 road network, and close to all amenities.

Accommodation consists of reception hallway, living room, kitchen/dining room, utility room, guest w.c, three spacious double bedrooms, and the main family bathroom.

AMV: €395,000

BER C3

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Superb detached bungalow
- Large private site of approx. 1 acre
- Approx. 120 Sq. M. / 1,295 Sq. Ft.
- Built in 1999 approx.
- BER C3
- Three spacious double bedrooms
- Well-manicured gardens surround the property
- Landscaped level site
- Covered canopy to the side
- Detached garage and 2 sheds
- Quiet and scenic location
- Private well for water
- Septic tank for sewer
- Oil fired central heating
- 5 minute drive of local schools, and shops
- Easy access to M8 road network
- 20km to Cork city centre

| RECEPTION HALLWAY

4.14m x 7.84m (13'5" x 25'7")

A PVC door with frosted glass panelling allows access into the main reception hallway. The hallway has solid wooden flooring, sanded and varnished to a high quality finish, two light fittings, two wall-mounted light fittings, neutral décor, an access hatch to the attic, access to the hot press, and solid doors leading to all rooms.



| LIVING ROOM

3.42m x 4.47m (11'2" x 14'6")

A super main living room has a feature bay window which overlooks the front of the property, and allows extensive natural light to fill the area. The room has solid wood flooring, sanded and varnished to a high quality finish, a feature fireplace with mahogany surround and open insert, centre light fitting, large radiator, and plenty of space for a suite of furniture.



| KITCHEN/DINING ROOM

5.92m x 3.64m (19'4" x 11'9")

The kitchen/dining area has a mix of wood and tile flooring, feature fireplace, radiator, centre light fitting, and recessed spot lighting throughout. The area is dual aspect, with one window overlooking the front of the property, and one window to the side, in addition to sliding glass doors allowing access to the gardens.



The kitchen features solid fitted units at eye and floor level with extensive worktop counter and tile splashback, stainless steel sink, and integrated oven/hob and extractor fan. A door allows access to the utility room.



| UTILITY ROOM

1.8m x 2.74m (5'9" x 8'9")

The utility room has plumbing for a washing machine, space for a fridge freezer, fitted units at eye and floor level, worktop counter, a window to the rear, tile flooring, centre light fitting, and ample storage space. A door allows access to the guest w.c.



| GUEST W.C

1.01m x 1.8m (3'3" x 5'9")

The guest w.c features a two piece suite, frosted window to the rear, fully tiled walls and floors, centre light fitting, and a radiator.



| BEDROOM 1

3.61m x 3.48m (11'8" x 11'4")

This spacious double bedroom has one window to the front of the property, high quality wooden flooring, radiator, centre light fitting, and neutral décor.



| BEDROOM 2

3.04m x 3.89m (9'9" x 12'7")

Another large double bedroom that has a window to the rear of the property, wooden flooring, large radiator, centre light fitting, and neutral décor.



| **BEDROOM 3**

3.03m x 3.45m (9'9" x 11'3")

This double bedroom has one window to the rear, carpet flooring, radiator, centre light fitting, and neutral décor.



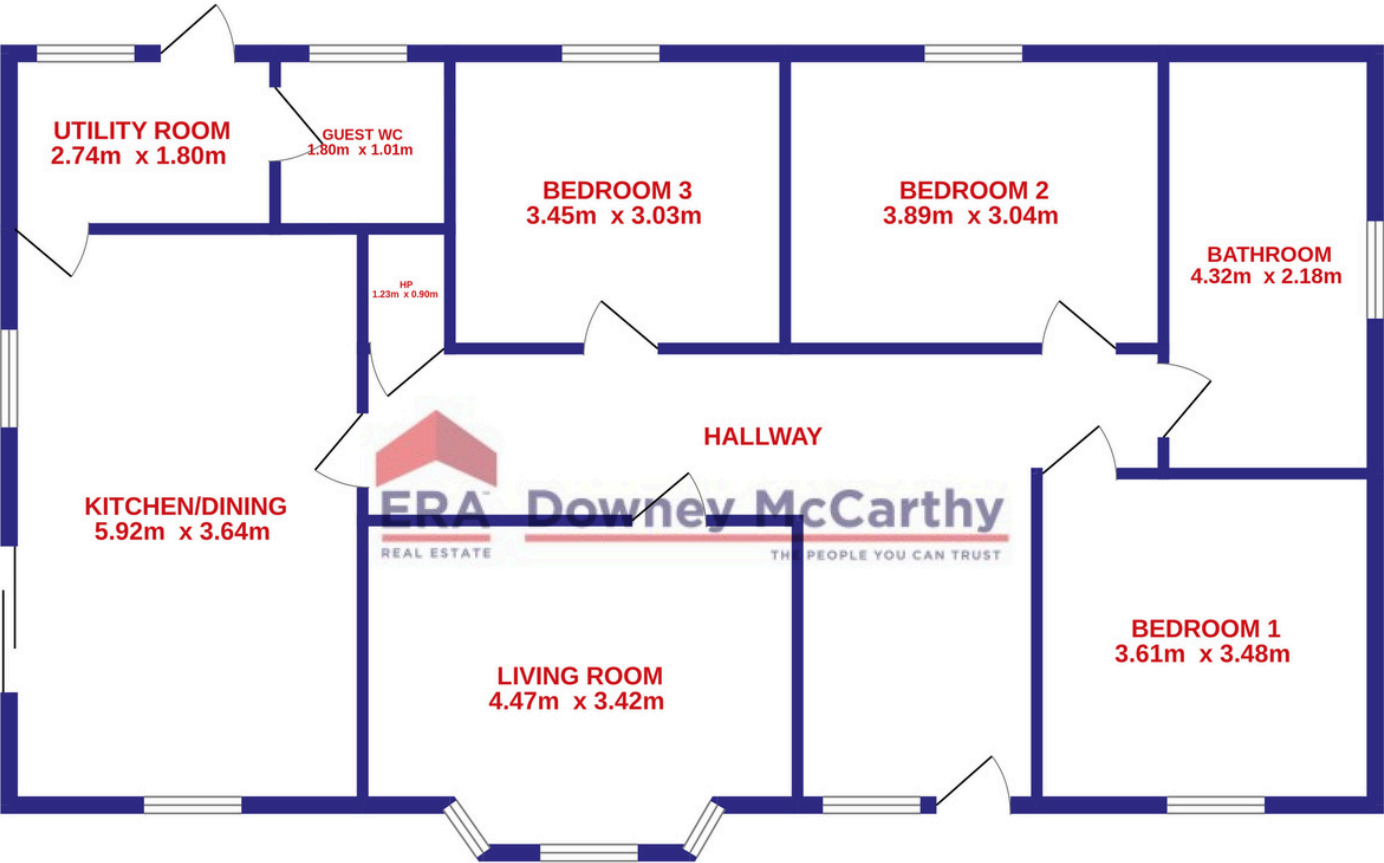
| **MAIN BATHROOM**

4.32m x 2.18m (14'1" x 7'1")

The large main family bathroom features a four piece suite including a separate built-in shower cubicle and a bath, a frosted window to the side of the property, fully tiled walls and floors, radiator, and centre light fitting.



| FLOOR PLAN



| GARDENS AND EXTERIOR



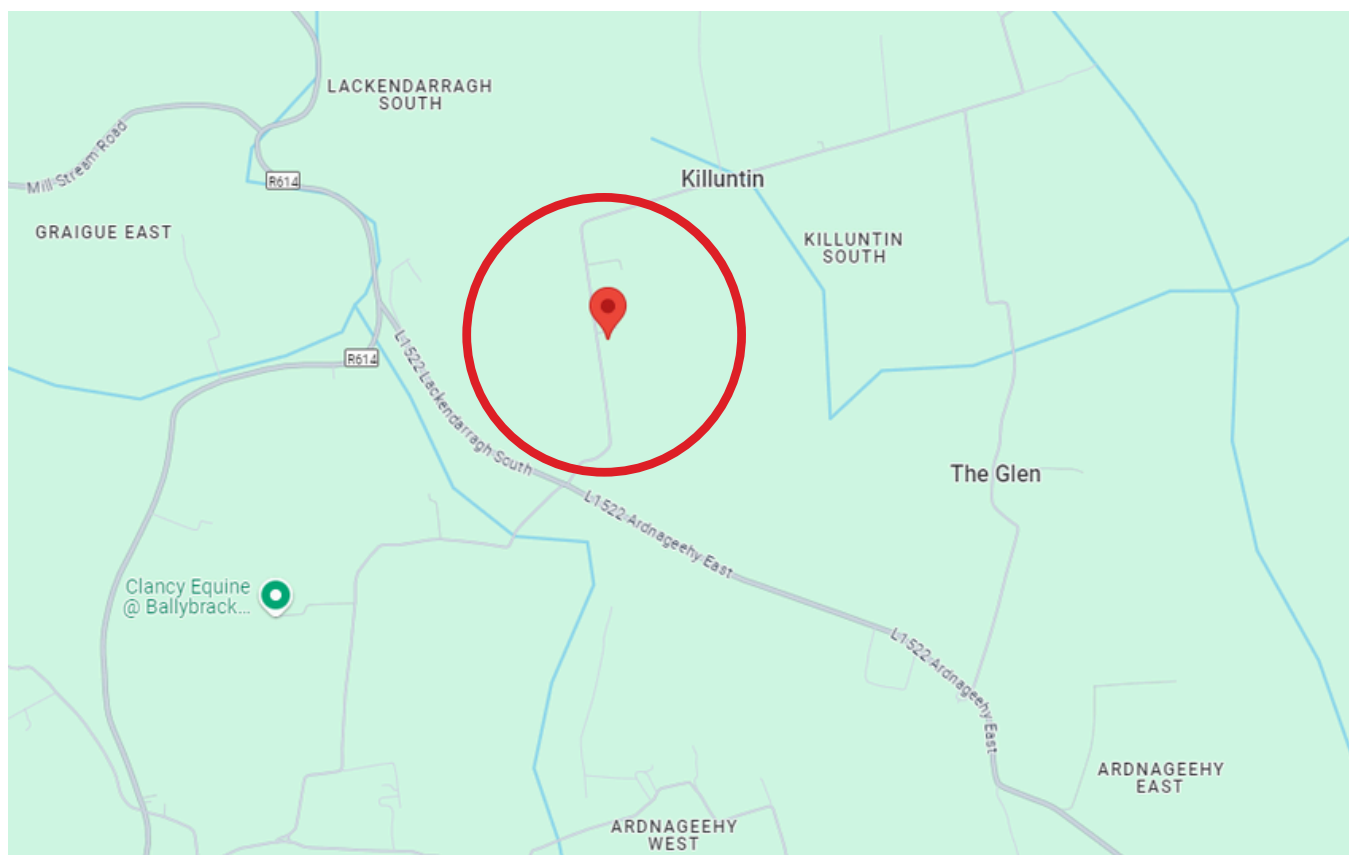
The front of the property is accessed via a secure gate. There is a large gravel driveway to accommodate ample parking for numerous vehicles. There is a concrete patio which leads you to the front door and there is a lean to canopy fixed to the side of the property.

Well-manicured gardens surround the entire property, to the front, side and rear. There is a garage and a block built shed, plus a steel shed, which are ideal for storage. The rear of the property also offers a patio area which is great for outdoor entertaining.

The site is fully enclosed with mature hedging to all sides.

| DIRECTIONS

Please see Eircode T56 HY05 for directions.



| ALL ENQUIRIES TO:



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