

Killard, Blarney, Cork



Michael Downey of ERA Downey McCarthy Auctioneers presents to the market this unique four bedroom detached and extended family home, along with various outbuildings, garages and sheds, all situated on a large, 0.5 acre site (half an acre approx), in a private and most convenient setting in Killard, Blarney. The property offers spacious accommodation and great potential for future development, a beautiful side garden as well as a plot at the rear, all in a very good location, only 1 km from Blarney village and within easy access of Apple HQ in Hollyhill (only 5kms), the N20 road network, Clogheen, Kerry Pike, Shanakiel and only 7 kms from Cork city centre (10 minutes drive).

Accommodation consists of an entrance porch, living room, sitting/dining room, kitchen, main bathroom, four spacious bedrooms, and one en suite bathroom.

AMV: €450,000



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PSRA No. 002584

| FEATURES

- Superb detached home on a large 0.5 acre site approx.
- Future development potential SPP
- Approx. 84.16 Sq. M / 906 Sq. Ft.
- Built in 1910 approx.
- Extended to the rear in the 1970's approx.
- BER G at present, potential to bring it up to an A3 following the recommendations on the Advisory Report
- Four bedrooms / Two bathrooms
- Ample parking and extensive concrete driveways
- Oil fired central heating
- Mains water and connected to the mains sewer
- Various garages, sheds and outbuildings
- Ideal space for an art studio or a motor car/cycle enthusiast
- Ample storage units ideal for a mechanic or a builder/tradesman
- Beautifully maintained garden areas to the side and to the rear
- Quiet and private location
- Easy access to N20 road network, Cork - Mallow Road
- Walking distance to Blarney village - 1 km
- Easy access to Apple HQ, Hollyhill - 5 kms
- Convenient to the westerns suburbs of Cork city - only 7 kms/10 minutes drive approx.
- Great access to UCC, Bon Secours, Mercy Hospital and CUH, 7.5 kms

| PORCH

1.57m x 2.08m (5'1" x 6'8")

A new PVC door with frosted glass panelling allows access into the porch. The bright and welcoming porch has windows on all sides, one centre light fitting, one radiator, and vinyl flooring. Sliding doors allow access into the living room.



| LIVING ROOM

4.64m x 3.25m (15'2" x 10'6")

The living room has plenty of space for a suite of furniture, a feature original fireplace, one large radiator, timber panelled walls and ceiling, carpet flooring and an access hatch to the attic.



| SITTING/DINING ROOM

4.97m x 2.87m (16'3" x 9'4")

The extension leads out to a sitting/dining room that has two windows overlooking the rear of the property, extensive dining and living space, Tirolia solid fuel range, access to a hot press, fitted unit for a television, recessed spot lighting throughout, one large radiator, built-in display cabinet for storage, vinyl flooring and a doorway allows access into the kitchen.



| KITCHEN

2.98m x 2.83m (9'7" x 9'2")

The kitchen has solid fitted units at eye and floor level, worktop counter and fully tiled walls and floors. The kitchen includes space for fridge freezer, electric oven and hob, space for a washing machine, space for a dishwasher, one radiator, one centre light fitting, and a door allowing access into the main bathroom.



| MAIN BATHROOM

1.7m x 3.06m (5'5" x 10'0")

The main bathroom features a three-piece suite with a built-in shower cubicle incorporating a Mira Elite SE electric shower. The room has fully tiled walls and floor, one frosted window overlooking the side of the property, one radiator, one centre light fitting, and attractive neutral décor.



| BEDROOM 1

3.7m x 2.5m (12'1" x 8'2")

This spacious double bedroom has one window overlooking the side of the property, built-in wardrobe units for storage, one centre light fitting, carpet flooring and a door allowing access to the en suite.



| EN SUITE

0.98m x 2.51m (3'2" x 8'2")

The ensuite features a three piece suite with a built-in shower cubicle incorporating a Mira Elite SE electric shower. The room has fully tiled walls and floor, a frosted window overlooking the side of the property, centre light fitting, wall-mounted light piece and attractive neutral décor.



| BEDROOM 2

4.91m x 2.23m (16'1" x 7'3")

Another spacious double bedroom that has one window overlooking the front of the property, attractive neutral décor, large radiator, centre light fitting and solid wooden flooring.



| BEDROOM 3

2.63m x 2.54m (8'6" x 8'3")

This bedroom has one window overlooking the side of the property, space for a large single bed, radiator, centre light fitting, space for a wardrobe, and solid wood flooring.



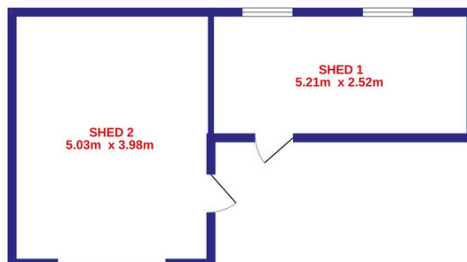
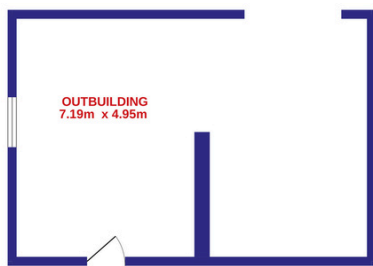
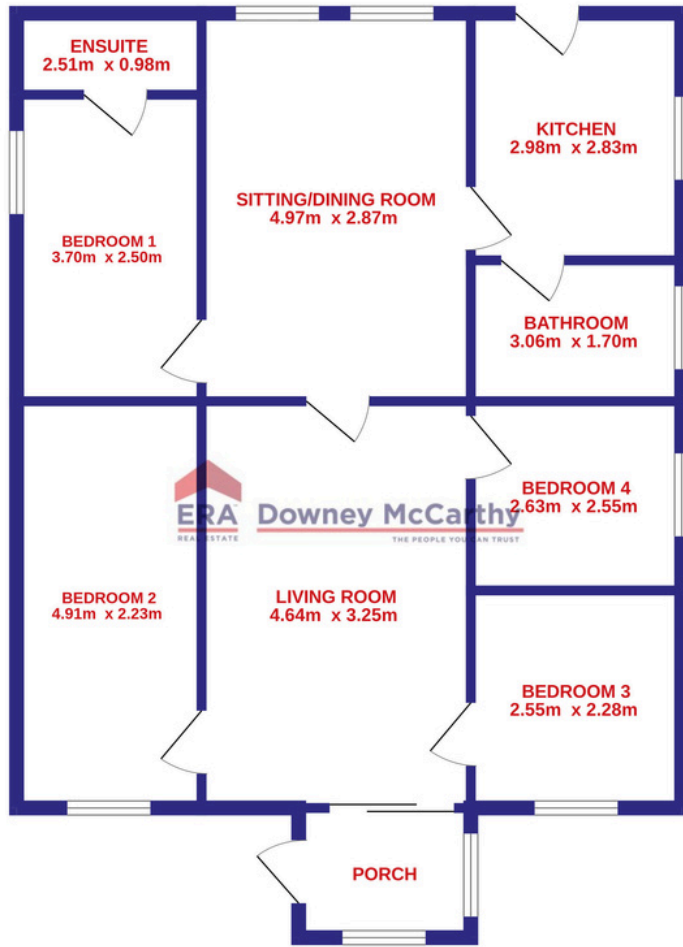
| BEDROOM 4

2.28m x 2.55m (7'4" x 8'3")

This bedroom has one window to the front, space for a single bed, one wardrobe, centre light fitting, radiator and solid timber flooring,



FLOOR PLAN



| GARDENS AND EXTERIOR



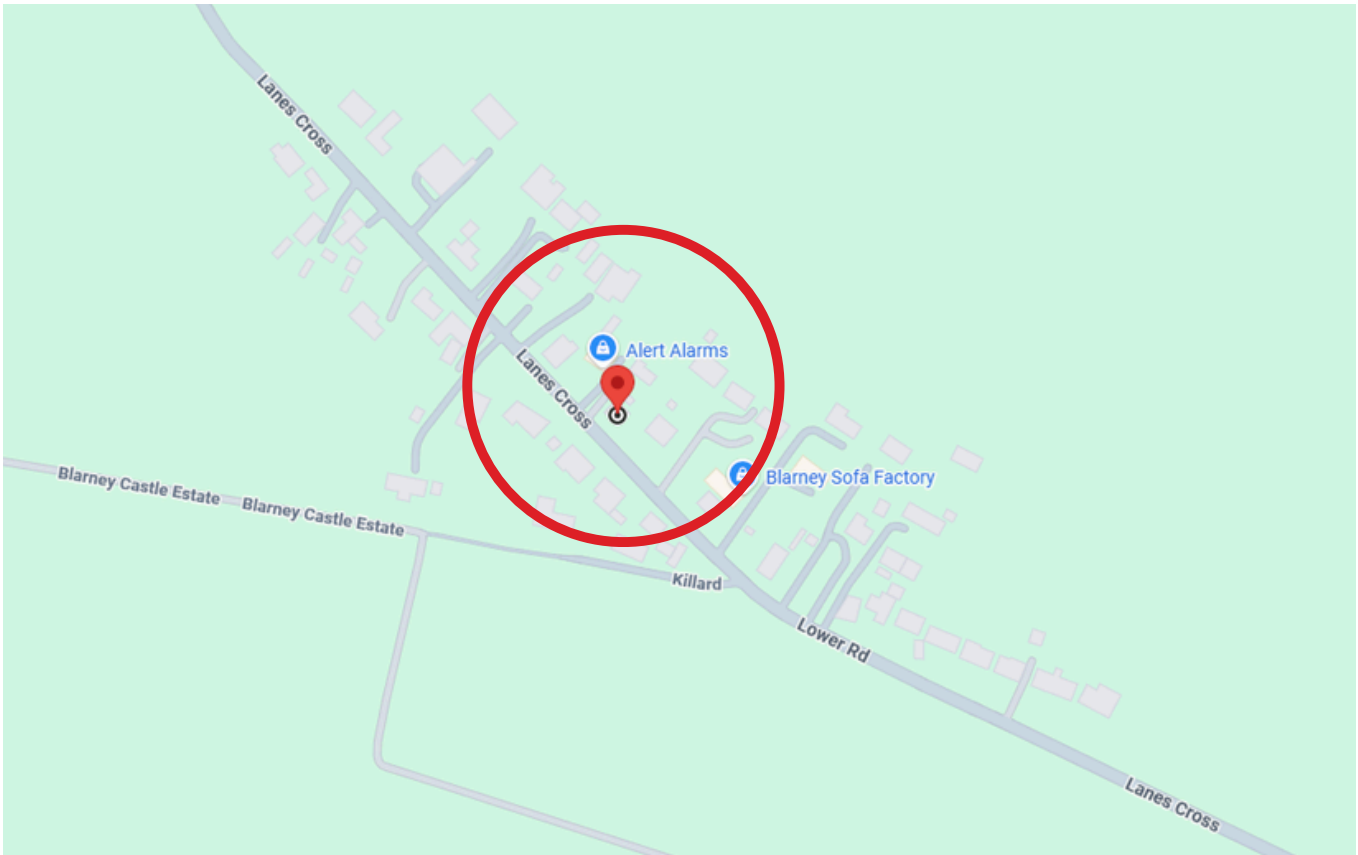
The front of the property is accessed via a secure gate off the main road, and allows access into a maintenance-free concrete driveway. There is a private courtyard area to the front with mature shrubs and plants neatly placed on either side. There is a gateway that allows access into the large sweeping driveway that wraps around the property, and can accommodate ample parking for numerous vehicles.

The side of the property boasts a beautifully maintained garden which is laid to lawn. There's hedging to the front of the property, allowing for additional privacy and a new concrete fence to the side.

The rear of the property has a yard/patio area and a detached garage plus a shed to the side, one outside w.c and the oil burner is also housed here. The concrete driveway extends up behind the garage/shed and there is a very large shed up the back, ideal for storage use, this unit offers great potential for an office, studio or car storage etc.

| DIRECTIONS

Please see Eircode T45 KC61 or directions.



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