



FOR SALE

Dunmahon, Glanworth, Co.Cork, P51 R85E.



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 3 -bedroom detached family home. The property is in a lovely country setting, only a 7 minute drive from the village of Glanworth and 15 minutes from Fermoy.

The property is in excellent condition throughout and offers spacious living accommodation. The land extends to approximately 1.2 acres. It has excellent road frontage onto a quiet cul-da-sac road. The bungalow is nicely set back from the road and has a gravelled driveway and front and side gardens with a gate leading to the rear of the site and this area of land is ideally suitable for many uses such as kitchen garden etc.

ACCOMMODATION

Entrance Porch/conservatory: 12' 6" x 10'6"

Large glass windows overlooking the side garden capturing all the morning sun.
Tiled flooring and radiator.

Central hallway: 16'2" X 7'2'

This hallway is in the centre of the house and all rooms lead onto it. Tiled floor and radiator. Built in airing press with emersion tank.

Sitting Room; 20' 10" x 10'6"

Carpet flooring, cast-iron fireplace with built-in solid fuel stove, radiator and two windows.

Kitchen/Dining Room: 11'6" X 22'2"

Fully fitted wall and floor units. Built in hob and oven. Plumbed for washing machine and dishwasher. Sliding patio door. This is a large, spacious and bright room.

Bedroom 1 (master bedroom): 15'3" x 10'2"

Carpet, built-in corner wardrobe, radiator and one window.

Bedroom 2: 11'7" x 7'6"

Carpet, built-in wardrobe and radiator.

Bedroom 3; 10'7" x 9'0"

Carpet and radiator.

Bathroom 9'2" x 6'7"

Large spacious bathroom consisting of 4-piece suite, bath, walk in shower unit with electric shower, toilet and W.H.B.

Outside;

The property has a wall to the front with a driveway and pedestrian entrance.

Gravelled driveway.

Detached garage of block wall construction with an apex slate roof.

Services.

- Septic tank
- Mains water
- Oil fired central heating
- Solid fuel stove

Building Energy Rating (BER): D2

FEATURES

- Private countryside location.
- Lovely presented 3 Bedroom house.
- Close to all amenities.
- Private parking.
- Pebble dash exterior finish.
- Viewing is highly recommended.

Internal photos:



Spacious sitting room with cast iron fireplace with built-in stove.



Large open plan kitchen come dining room.



Bright welcoming
conservatory/entrance
area.



Internal hallway
linking all the
rooms.



Spacious family
bathroom with 4-
piece suite.

VIEWINGS

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

SALE PRICE

Price on Application.

DIRECTIONS

From Glanworth village, take the Kilworth road and continue for approximately 2km, take the first left at Manning Cross. Continue on for approximately 0.5km, take the first left which is signposted 'cul-da-sac'. The property will be on your left hand side indicated by a For Sale sign.

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