

*An elegant Detached Residence on c. 1.5 Acres.*

***“Ardglass”,  
Killeagh Road,  
Castlemartyr,  
Co. Cork.***

**For Sale by Private Treaty**



Built in the 1948 and extended in 2008 this imposing detached residence (1,900 ft<sup>2</sup>/ 173m<sup>2</sup>) is a real gem. Situated on a c. 1.5 Acre Site and conveniently located in Castlemartyr Village on the N25, with all amenities on your door-step including a National School and the 5 Star Castlemartyr Resort, Spa and Golf Course and just a short drive from Garryvoe and Ardnahinch Beaches, Ballymaloe and the Villages of Shanagarry and Ballycotton. Boasting features including ; original internal features including tiling, doors and fireplaces, “Boru” 30kw multi-fuel stove, 2 oven Oil “Aga”, dual oil/solid fuel central heating, tarmac driveway and gated entrance, a detached garage, mature gardens with a large patio area and water feature to name but a few and viewing is highly recommended.

**AMV €360,000**

## Accommodation:

**Hallway:** 1.53 X 7.03 original tiled floor, under-stairs closet.

**Living Room:** 4.42 x 4.17 solid timber floor, feature tiled fireplace, large bay window.



Living Room

**Sitting Room:** 4.45 x 3.31 solid timber floor, "Boru" stove, large bay window.



Sitting Room

**Kitchen/Dining Room:** 7.736 x 4.37 tiled floor, solid built-in units & eye level presses, double sink, pumped water tap, 2 Oven Oil "Aga", integrated "Whirlpool" Dishwasher, Oven and ceramic hob, plumbed for American style fridge. French doors to the rear.



Kitchen / Dining Room

**Utility Room:** 4.00 x 2.00 built-in units, integrated "Whirlpool" micro-wave, plumbed for washing machine and dryer, w.c. & w.h.b.

**Office/Playroom:** 4.16 x 2.61 solid timber floors.



Office/Playroom

**Bedroom 1:** 4.33 x 3.67 with fireplace.



Bedroom 1



Bedroom 2

**Bathroom:** 3.33 x 3.17 free standing bath, large separate shower, w.c. & w.h.b.

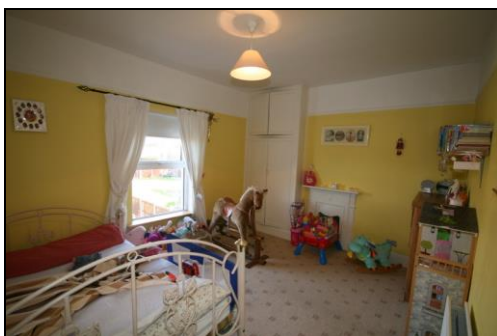


Main Bathroom

**Bedroom 2:** 4.03 x 3.20 fireplace.

**Bedroom 3:** 3.82 x 3.41 fireplace & built-in wardrobe.

**Bedroom 4:** 2.40 x 2.72



Bedroom 3



Bedroom 4



## **OUTSIDE:**



**OUTSIDE:** Gated & tarmac driveway to the front & detached garage. Fuel shed, stores and large patio area with mature gardens & water feature to the rear.

**BER DETAILS:** BER: D2 BER NO: 107319071 - kWh/m<sup>2</sup>/yr: 281.14

**TITLE:** Freehold.

**SERVICES:** Mains Water & Drainage. Oil Fired Central Heating.

**VIEWINGS:** Strictly by prior appointment with the sole selling agents.



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