

*3 BEDROOM DETACHED BUNGALOW IN A SCENIC LOCATION.*

Dereen,  
Coachford,  
Co. Cork.

**For Sale by Private Treaty**



McCarthy & McGrath are delighted to present this Beautiful extended detached Bungalow which is presented in walk-in condition and is an ideal family home located just 25 minutes from Cork City Centre. The Kitchen has been extended to the rear giving a large modern open plan living space flooded with light from large windows and roof lights in the vaulted ceiling.

Viewing is highly recommended & strictly by prior appointment with the sole selling agents.

**A.M.V €325,000**



# Accommodation:

## GROUND FLOOR

**Hallway :** Oak Floors & Hot press

**Living Room:** 5.3m x 3.7m. Solid oak floor, Black Slate Fireplace with Cast-iron inset. Plaster coving and centerpiece, Bay Window, Solid wood door with leaded glass panels.



**Kitchen/ Dining/ Sitting room:** 7.3m x 6.85m. Spacious modern open plan living space. Luxury Oak fitted kitchen with island unit, built in extractor, vaulted ceiling with Velux sky lights, open fire with cast iron fire place and wood surround. Polished porcelain tiled floor, light fittings. Patio doors to rear garden.

**Utility Room:** 3.1m x 1.8m. Tiled floor, fitted wall and floor units, counter top.





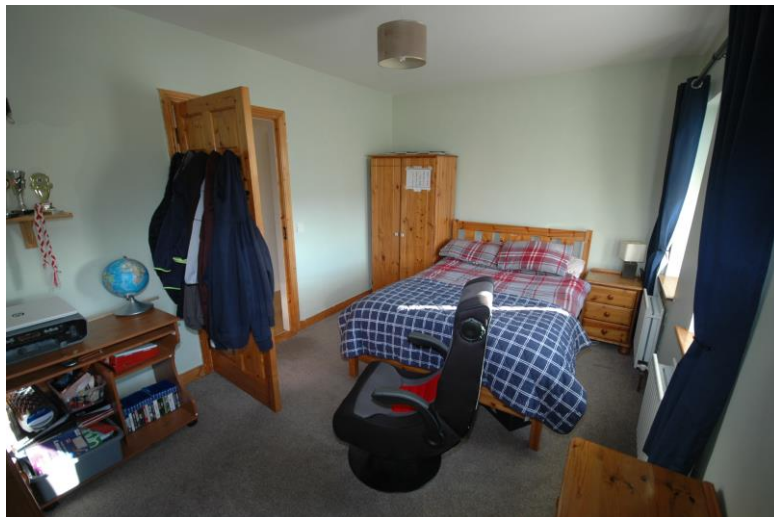
**Bedroom 1:** 4.7m x 3.64m. Carpet, blinds & built-in wardrobe.

**En-Suite :** Tiled floor & shower with electric shower.

**Dressing room:** Built in wardrobes.



**Bedroom 2:** 3.8m x 3.7m. Carpets & blinds.



**Bedroom 3:** 3.1m x 4.5m. Carpets & blinds.



**Bathroom :** 3.8m x 2.1m. Tiled wall & floor, corner bath & separate shower unit, W.C. & W.H.B

## OUTSIDE :

Driveway & lawn to the front with enclosed rear garden with decking area & lawn to the rear.



## FEATURES:

- Bright and spacious detached bungalow with extended kitchen
- In turn-key condition throughout
- Luxury Oak fitted kitchen
- Solid Wood/ Porcelain tiled floors
- Enclosed rear garden with decking area & lawn
- Driveway and lawn to the front
- Oil fired central heating
- Quiet rural setting yet just 25 minutes from Cork City Centre

EIRCODE : P12 XN72

TITLE: Freehold

BER DETAILS: D1 – BER NO: 111847695

SERVICES : Septic Tank and Private Well

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



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