

Exquisite residence on a stunning c. 1.3 acre site with detached Chalet & Games Room

Mullarie,  
Killeagh,  
Co. Cork.

**For Sale by Private Treaty**



This imposing detached residence is accessed by a sweeping tarmac driveway with electric gates and boasts an abundance of a living accommodation on a manicured and elevated 1.3 acre site with spectacular views of the surrounding countryside. Built in 2003, this property which extends to c. 250m<sup>2</sup> (2,700ft<sup>2</sup>) is in immaculate condition both internally and externally and comes with a detached garage and to the rear a 2 bedroom chalet and games room with its very own hot-tub on the veranda.

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

**A.M.V €435,000**



## Accommodation:

Entrance Hallway : 4.4 x 3.5 tiled floor, under-stairs storage.



Living Room : 4.4 x 4.2 feature cast iron fireplace with mahogany surround, double bay window.



Sitting Room : 5.2 x3.4 timber paneling, double doors to –





**Conservatory:** 4.2 x 3.4 tiled floor, French doors to rear.



**Kitchen/Dining Room:** 6.6 x 5.1 tiled floor, built-in kitchen units & eye level presses, integrated dishwasher and under counter freezer, double Electrolux electric oven.



**Utility:** 4.0 x 3.0 tiled with built-in units, sink & eye level presses, plumbed for washing machine with half door to rear. Toilet & w.h.b.





**Lounge / T.V. Room:** 5.0 x 4.0 red brick fireplace with solid fuel "Stanley" stove.



**Bedroom 1:** 4.4 x 4.2 wall-to-wall built-in units.  
**En-Suite:** 2.3 x 1.6 tiled with shower, w.c. & w.h.b.



**Bedroom 2:** 5.0 x 3.4 built-in shelving unit.



**Bathroom :** 4.2 x 2.5 with corner bath, separate shower unit, cabinet w.h.b. & w.c.



**Bedroom 3: 4.0 x 4.0**



**Bedroom 4: 4.0 x 3.7**

## OUTSIDE :



## CHALET

**Kitchen/Dining Room: 4.3 x 4.3** built-in units, integrated electric oven & ceramic hob, plumbed for washing machine and dishwasher.

**Living Area: 5.0 x 4.2**



**Bedroom 1: 4.32 x 3.4**

**Shower Room: 2.2 x 2.2** tiled floor, shower unit with electric "Triton" shower, w.c. & w.h.b.

**Bedroom 2: 3.5 x 2.5**



**Games Room: 5.6 x 5.2 - Veranda with hot tub.**



**Detached Garage: 8.0 x 5.8 with electric roller shutter door, plumbed & separately wired.**



**SERVICES :** Septic tank & private well.

**EIRCODE :** P36 EC66

**BER:** B1 – BER No. 110194305

**TITLE:** Freehold

**FEATURES:** Detached residence in immaculate condition  
Generous living accommodation c. 250m<sup>2</sup>  
4 Bedrooms (master en-suite)  
“Daikin” air to water heating system  
Tarmac driveway with electric gates  
Cobble-lock parking area  
South facing patio area  
Security alarm  
Mature & landscaped c. 1.3 Acre site with stunning countryside views  
Detached garage (plumbed & wired)  
Self-contained 2 bedroom Chalet to the rear  
Games Room with Veranda with hot tub  
Located – 3.7km from the N25, 6km from Killeagh, 7km West of Youghal & 20km East of Midleton Town

**VIEWING :** Strictly by prior appointment



39 Main Street, Midleton, Co. Cork t: 021 4631755

42 South Mall, Cork t: 021 4273800

e: [info@mccarthymcgrath.com](mailto:info@mccarthymcgrath.com)

w: [www.mccarthymcgrath.com](http://www.mccarthymcgrath.com)

PSRA Licence No. 001757