

Substantial Detached 5/6 Bedroom Residence

Garryowen House,  
Garryowen,  
Cloyne,  
Co. Cork  
P25 YP77

For Sale by Private Treaty



A.M.V €450,000

Garryowen House is an elegant, detached residence which oozes character and boasts an abundance of living accommodation.

Originally built in the 1930's and having been extended since, the generous living accommodation is well laid out and would be ideal for the growing family.

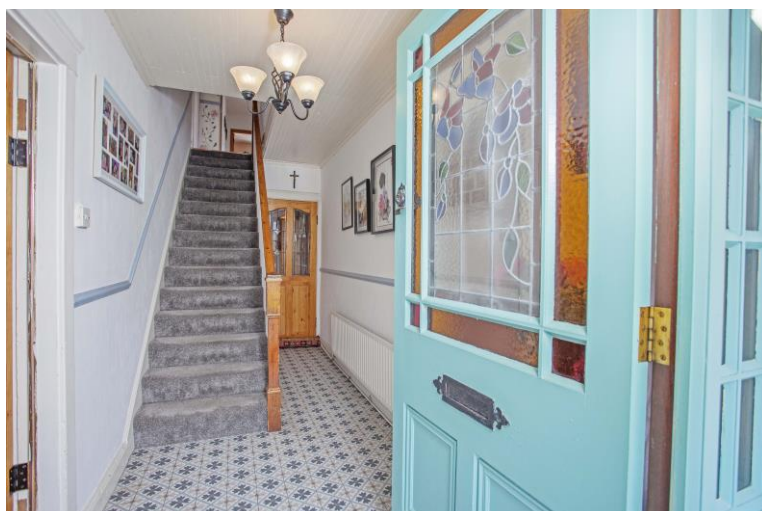
Superbly positioned in the historic Village of Cloyne, with all amenities within walking distance including national school, shops, pharmacy, pubs, playground, gym and sporting facilities, whilst convenient to the N25 and Midleton Town and with Shanagarry, Ballycotton, Garryvoe all just a few minute's drive away.

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

### ACCOMMODATION:

#### Ground Floor :

**Entrance Hallway:** 4.7x1.7 tiled floor.



**Living Room :** 5.6x3.6 solid oak timber floor, 'Boru' solid fuel stove, large bay window.



**Kitchen/Dining Room:** 7.4 x 3.6 tiled floor, 'Stanley' solid fuel stove, built-in units and eye level presses, 'Belling' dual gas/electric range cooker, sink unit, 'Belling' integrated dishwasher.



**Bathroom:** 3.5 x 1.7 antique free standing bath, w.c. & w.h.b



**Utility Room:** 4.2 x 2.5 tiled floor, sink unit, plumbed for washing machine.



**6<sup>th</sup> Bedroom / Playroom:** 4.2 x 2.8 solid timber floor.



**Sun Room:** 5.5 x 3.0 solid oak floors, double doors to rear.



## FIRST FLOOR :

**Master Bedroom:** 5.5 x 2.7

**En-Suite:** 1.5 x 1.4 fully tiled, 'Triton' electric shower, w.c. & w.h.b



**Bedroom 2: 4.4 x 2.5**



**Bedroom 3: 3.6 x 2.4**



**Shower Room: 3.5 x 1.8 shower, cabinet w.h.b. & w.c.**



**Linen Closet : 1.5 x 1.5**

**Bedroom 4: 3.7 x 3.5**



Office: 2.1 x 1.9



Bedroom 5: 4.2 x 3.2

## OUTSIDE :





### FEATURES:

- Detached residence in immaculate condition throughout
- Generous living accommodation c. 203m<sup>2</sup>
- 6<sup>th</sup> bedroom / playroom on ground floor
- Master bedroom en-suite
- Oil fired central heating
- PVC double glazed windows
- Superb location in Cloyne Village just a short stroll from shops, pharmacy, national school, gym, sporting facilities, pubs & playground and just a short drive to Shanagarry, Ballycotton & a number of sandy beaches.
- Easy access to the N25 and a few mins. drive from Midleton Town

### SERVICES :

Oil fired central heating  
Mains Water  
Mains Drainage

### EIRCODE :

P25 YP77

**BER:** C2 – BER NO. 105365514

**TITLE:** Freehold

**VIEWING :** Strictly by prior appointment.



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