

*Well appointed detached residence on a c. ½ Acre Site.*

**Knockaneowen,  
Coachford,  
Co. Cork.**

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath Auctioneers are delighted to bring to the market this spacious family home on a mature c. ½ acre site.

Overlooking the scenic Lee Valley, less than half an hours drive from Cork City Centre this lovingly maintained property which was built in 1999 to a high standard and offers robust living accommodation in this private setting.

Viewing is highly recommended.

**A.M.V €400,000**

## ACCOMMODATION :

**Hallway:** 4.00 x 3.50 solid timber floors, built-in closet.



Hallway



Landing

**Living Room:** 5.50 x 4.40 cast iron fireplace with black marble surround, solid fuel stove, large bay window.



Living Room

**Kitchen/Dining Room:** 5.50 x 3.60 tiled floor, built-in units & eye level presses, plumbed for dishwasher, double doors to the dining room.



Kitchen/Dining Room

**Dining Room :** 3.60 x 3.50



Dining Room

**Utility Room :** 2.60 x 2.30 tiled floor, sink unit, plumbed for washing machine.

**Shower Room:** 2.60 x 1.20 tiled pumped shower, w.c. & w.h.b.

**Sitting Room :** 4.70 x 3.40 double doors to :



**Sitting Room**

**Sun Room:** 3.40 x 3.20 sliding patio door to rear



**Sun Room**

**Bedroom 1 :** 4.50 x 2.50

**Office/Bedroom:** 2.60 x 2.50

**FIRST FLOOR:**

**Master Bedroom :** 5.60 x 4.50 with his/hers built-in wardrobes.

**En-Suite :** 3.00 x 0.90 tiled shower, w.c. & w.h.b.



**Master Bedroom**

**Bedroom 2:** 3.30 x 3.00



**Bedroom 2**

**Bedroom 3:** 4.40 x 3.40 with built-in wardrobe

**Jack & Jill En-Suite :** 3.30 x 0.90 tiled shower, w.c. & w.h.b



**Bedroom 3**

**Bedroom 4:** 4.00 x 4.00 double built-in wardrobe.



**Bedroom 4**

**Bathroom:** 2.80 x 2.00 bath, w.c. & w.h.b.



**OUTSIDE :**

c. ½ Acre mature & private site with a selection of shrubbery & trees & raised decking area.

**Detached Garage :** 6.60 x 4.50 with roller up & over door.



**SERVICES :**

Oil fired central heating, Mains Water & Mains Drainage

**EIRCODE :**

P12 DW62

**BER:**

C2 - BER No. 110002821

**FEATURES:**

Generous living accommodation with 5/6 Bedrooms (3 en-suite)

Superb location just 24km from Cork City Centre.

Stunning, scenic views over scenic Lee Valley

Detached Garage

Mature c. ½ Acre Site planted with shrubbery & trees with raised decking area.

PVC double glazed windows

Oil fired central heating

**VIEWING :**

Strictly by prior appointment with the sole selling agents.



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