

*Superb & Spacious Detached Residence on a c. ½ Acre Site.*

**Corbally,  
Dungourney,  
Co. Cork.**

FOR SALE BY PRIVATE TREATY



McCarthy & McGrath Auctioneers are delighted to bring this bright, modern and tastefully finished detached residence to the market.

Located just 1.5 miles from Dungourney Village and National School and just 6.5 miles from Midleton Town, its elevated setting provides breath-taking views of the surrounding countryside and viewing is highly recommended.

**A.M.V €325,000**

**BER C1**

## ACCOMMODATION :

### **GROUND FLOOR:**

**Entrance Hallway:** with double height ceiling & feature round window.

**Main Hallway :** 7.10 x 3.68 with tiled floor, hot press & solid Oak stairs.



**Living Room :** 4.72 x 4.67 with open fireplace with painted timber surround.



**Bedroom 1:** 4.40 x 3.66m with laminate timber floor.

**En-Suite:** 3.40 x 1.25 fully tiled with w.c., w.h.b & "Mira Elite St" electric Shower.



**Bathroom:** 3.26 x 1.90 fully tiled with w.c., w.h.b. and bath.



**Kitchen/Dining Room** : 4.55 x 4.31 tiled floor, Solid Oak fitted kitchen with fitted units & eye level presses, integrated Hotpoint Oven & Hob, integrated Dishwasher & Fridge Freezer – open to-



**Sitting Room** : 4.76 x 4.64 with semi-solid oak floor, fireplace with “Stanley” stove (with back boiler) and brick surround.



**Utility Room** : 3.41 x 1.97 tiled floor, built-in units & eye level presses, plumbed for washing machine and tumble dryer, door to rear.



**Family Room** : 8.10 x 4.32 large open room extending from the front to the rear of the property, plumbed for washing machine & sink, with French doors to the rear & separate stairs to overhead accommodation of -



**Bedroom/Study** : 5.40 x 3.23 with laminate floor.

**En-suite**: with w.c., w.h.b. & bath with electric "Triton T80 easi" shower.



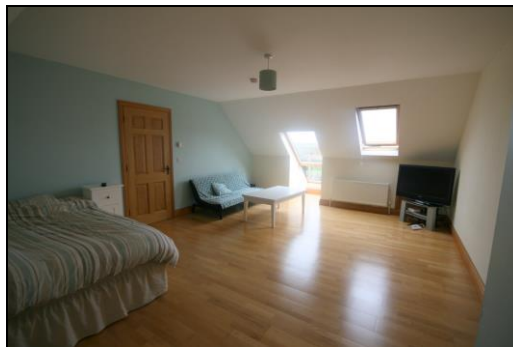
**FIRST FLOOR :**

**Bedroom 2** : 4.56 x 3.22 with semi-solid floor wood floor & walk in wardrobe.

**Bedroom 3**: 4.58 x 3.22 with semi-solid wood



**Bedroom 4**: 6.55 x 4.65 with semi solid wood floor and feature velux balcony window.



**Shower Room** : 2.80 x 2.30 with w.c., w.h.b. & corner shower unit with "Mira" electric shower.



**OUTSIDE :**

c. ½ acre site.

**Detached Garage:** 7.00 x 5.00 fully wired with internal stairs to first floor.  
Gravel driveway extending around the property.



**FEATURES:**

Modern Residence in turn-key condition  
Generous room sizes providing substantial living accommodation  
5 Bedrooms (2 en-suite)  
Elevated ½ acre site with stunning views  
Large detached garage with 1<sup>st</sup> floor area (fully wired)  
Wired for security alarm  
Oil fired central heating & back boiler (Stanley stove)  
Located just 1.5 miles from Dungourney Village & 6.5 miles from Midleton

**SERVICES :**

Oil fired central heating  
Septic Tank Drainage  
Private Well Water

**EIRCODE :**

P25 R650

**BER:**

C1 BER NO. 110266913 150.31kWh/m<sup>2</sup>/yr

**VIEWING :**

Strictly by prior appointment with the sole selling agents.



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)

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