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**AUCTIONEERS &
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Garryhankard, Upton, Innishannon, Co. Cork

*A luxury 5 bedroom family home in a leafy lakeside setting
with a detached garage and a site of 1.3 acres.*



Guide Price: €525,000

GROUND FLOOR

ENTRANCE HALL 10.45m (34'3") x 2.95m (9'8")

LIVING ROOM 5.20m (17'1") x 4.85m (15'11")

DINING/SUNROOM 5.69m (18'8") x 3.87m (12'8")

KITCHEN_DINING AREA 8.30m (27'3") x 4.59m (15'1")

UTILITY ROOM 3.34m (11') x 3.34m (10'11")

OFFICE 4.95m (16'3") x 2.38m (7'10")

DOWNSTAIRS SHOWER ROOM 4.02m (13'2") x 2.00m (6'7")

BEDROOM 5 /SITTING_ROOM 5.06m (16'7") x 3.83m (12'7")

FIRST FLOOR

LANDING 4.33m (14'2") x 3.86m (12'8")

MASTER BEDROOM 5.13m (16'10") x 4.60m (15'1")

WALK_IN WARDROBE 3.61m (11'10") x 1.47m (4'10")

EN-SUITE BATHROOM 3.61m (11'10") x 1.19m (3'11")

BEDROOM 2 5.52m (18'1") max x 4.85m (15'11")

BEDROOM 3 4.67m (15'4") x 4.47m (14'8")

BEDROOM 4 4.67m (15'4") x 3.81m (12'6")

EN-SUITE BATHROOM 2.28m (7'6") x 1.36m (4'6")

FAMILY BATHROOM 3.44m (11'3") x 2.84m (9'4")

AIRING PRESS 2.28m (7'6") x 1.53m (5')

DETACHED GARAGE 8.00m x 10.00m



Modern country feel, spacious family living, your dream lifestyle could start here. It is peacefully removed from the hustle and bustle of city living. Brimming with lifestyle credentials, it's located a short distance to schools, shops and sporting facilities. This home provides all the elements for a relaxing, comfortable and modern lifestyle. With over 3200sq. ft. of floor space the house comes complete with two reception rooms, a welcoming kitchen area with a wood burning stove, five bedrooms, four



bathrooms, a large utility, a home office and a large detached garage. Nestled against a spectacular lake and wooded backdrop, it retains the value of peaceful living while being conveniently close to Innishannon village which is only 2 miles away, Bandon is 5 and Cork airport is only 12 miles away

Services: Private well, septic tank, oil fired central heating and broadband is available.



KITCHEN AREA

The kitchen is a spacious room with a beautifully crafted painted kitchen, which has a great selection of base and eyelevel units along with a island unit. It is a bright space with lots of light and a wood burning stove at one end.



LIVING ROOM

This is a large room to the front of the home with double doors opening from the hall, there is an open fireplace in a decorative timber and cast iron surround, the ceiling height is higher than normal with recessed lighting fitted.



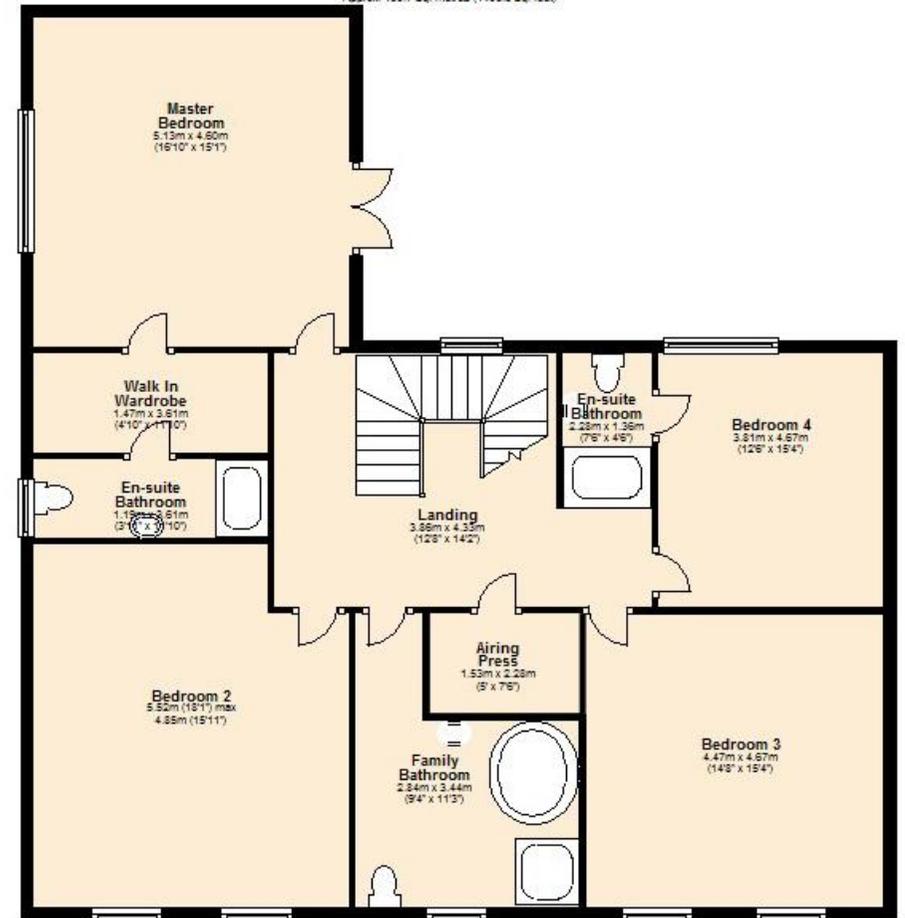
MASTER BEDROOM

This is one of four first floor bedrooms, it is a spacious room with double doors leading to the west facing balcony, there is a walk-in wardrobe and an ensuite bathroom off. The floors are solid timber and there is lots of natural light.

Ground Floor
Approx. 168.0 sq. metres (1808.1 sq. feet)



First Floor
Approx. 130.7 sq. metres (1406.8 sq. feet)



No responsibility is taken for any error omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

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