

HENRY O'LEARY

Email: property@hol.ie, Tel: 023 88 35959

**AUCTIONEERS &
REAL ESTATE AGENTS**

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Glenview , Briarhill, Waterfall,
Co. Cork, T12 TX2X

This is a charming 3 bedroom traditional style home with a garage and a workshop, on a large one acre site just minutes from the city.

Guide Price: €395,000



Ground Floor

Porch: 1.82m (6') x 0.55m (1'10")

Entrance Hall: 4.38m (14'4") x 3.20m (10'6")

Sitting Room: 4.00m (13'1") x 3.98m (13'1")

Living Room: 6.48m (21'3") x 2.75m (9')

Kitchen Dining Area: 4.16m (13'8") x 3.93m (12'11")

Utility: 4.16m (13'8") x 2.30m (7'6")

Bathroom: 1.87m (6'2") x 1.76m (5'9")

Master Bedroom: 4.00m (13'1") x 3.95m (13')

Bedroom 2: 4.02m (13'2") x 2.57m (8'5")

Bedroom 3: 2.99m (9'10") x 2.58m (8'6")

Garage: 4.16m (13'8") x 3.92m (12'10")

Workshop: 4.16m (13'8") x 3.12m (10'3")



Private and peaceful with a southerly aspect and a gorgeous outlook, there is much more here than meets the eye, this comfortable home is perfectly poised on this enormous site, which is ideally located close to the city

on the road to West Cork. The position is prime with endless potential, you can live comfortably now and create your dream home in the future. With a gross floor area of just over 1500sq. ft. there is a flowing selection of formal and casual living spaces featuring two



reception rooms and a large kitchen dining area with a utility room off. The grounds are beautifully maintained with an eye-catching lawn to the front and a paddock (for a pony) to the rear. The airport is only 10km away and the city is just 10 minutes away from this desirable home.

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



KITCHEN DINING AREA

With a south westerly aspect this is a bright and spacious room, the fitted kitchen has an excellent selection of base and eyelevel units along with a tiled splashback, the utility room is off this space.



SITTING ROOM

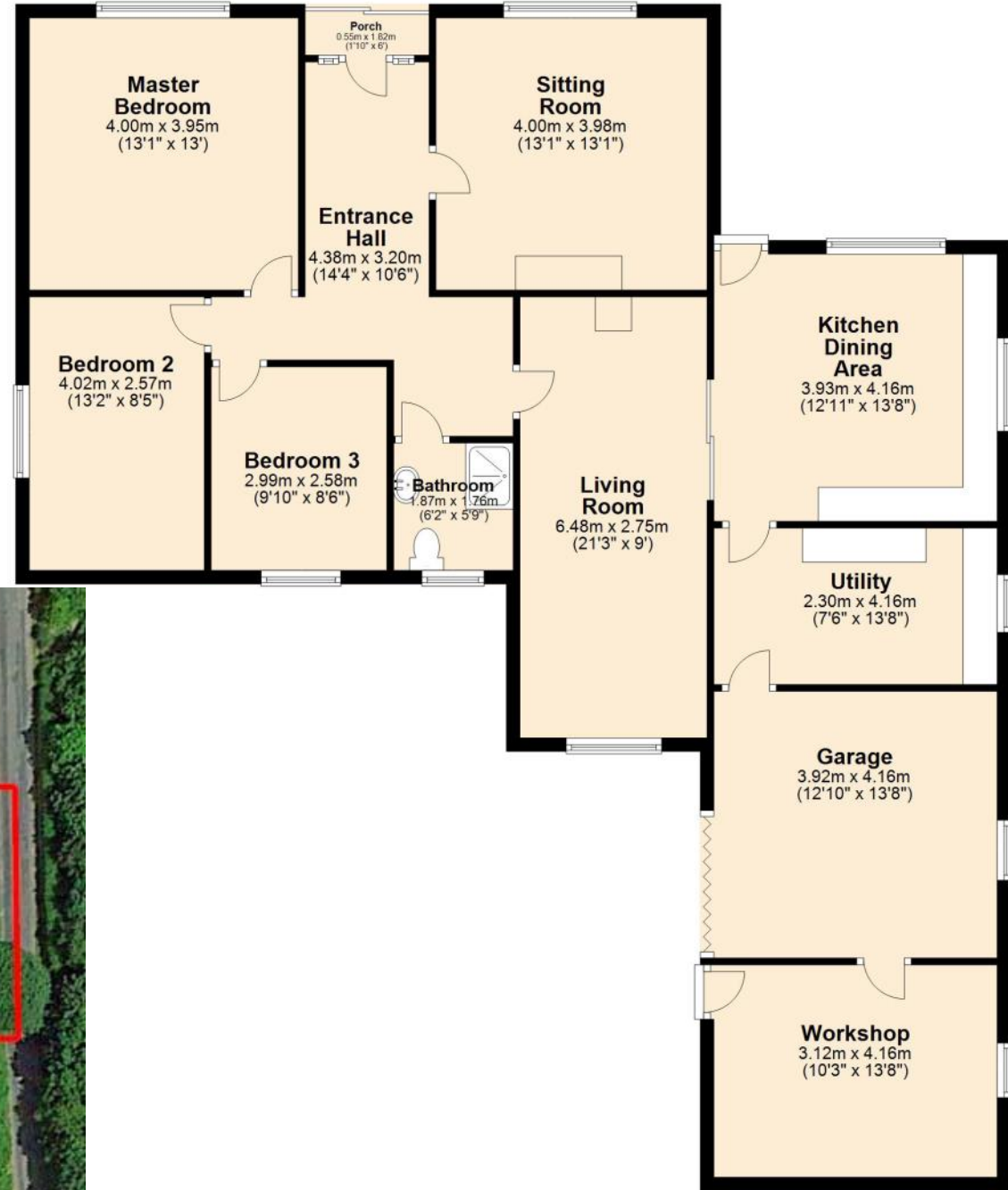
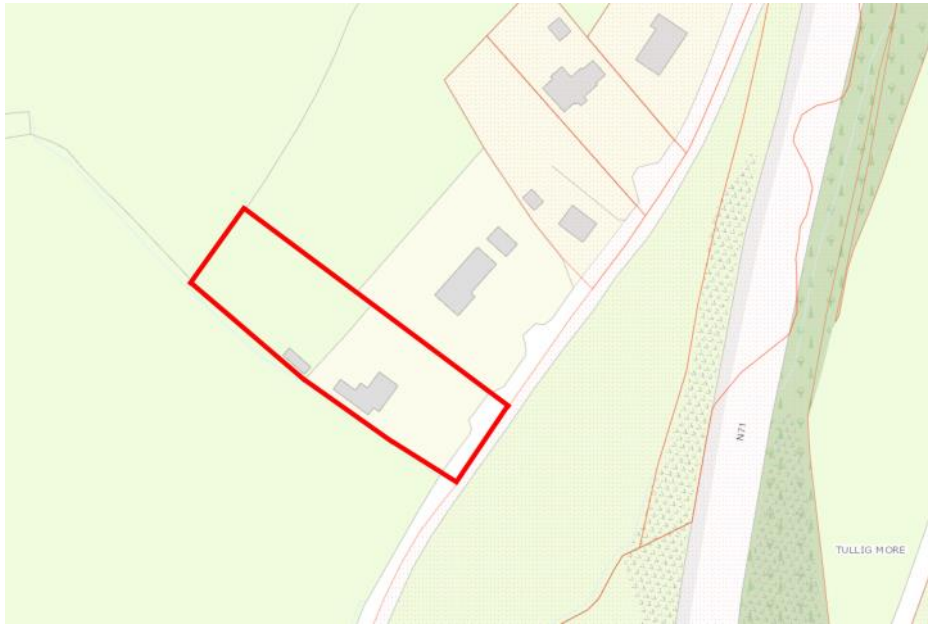
This is one of two reception rooms, it is positioned to the front of the house with a large window overlooking the lawn, there is a stove fitted in the open fireplace and the floor is solid timber.



MASTER BEDROOM

This is another room with a window overlooking the front lawn and drive, there is a large floor to ceiling built in wardrobe and there is carpet on the floor.

Floor Plan
Approx. 144.7 sq. metres (1557.4 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.

Auctioneers, Estate Agents & Property Consultants

1 Lamb Street, Clonakilty, Co. Cork, Ireland. Tel: 023 88 35959, Fax: 023 8835960
Registration No. 284879, V.A.T. No. E8284879J PSRA Registration No. 001367

