

## Dromoland, Long Lane, Dublin Hill, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this truly stunning, four bedroom detached bungalow positioned on an exquisite, private South facing landscaped site. The property is situated in a highly desirable mature neighbourhood close to all amenities including Cork City centre, Blackpool retail and commercial park and Apple HQ. This is an ideal family home bursting with potential and early viewing comes highly recommended.



**AMV: €395,000**



**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 138.4 Sq. M. / 1,490 Sq. Ft. (including attic conversion)
- Built in 1968
- BER G
- Oil fired central heating
- Double glazed PVC windows
- Four spacious bedrooms
- Converted attic
- Spectacular south facing landscaped site
- Detached block built garage (3.86m x 7.8m)
- Sought after mature residential estate
- Close to all amenities including the 207/207A bus route, Blackpool shopping and commercial parks, Primary & Secondary level schools

## | PORCH

0.9m x 1.35m (2'9" x 4'4")

A sliding door allows access to a porch area which has tile flooring. This in turn allows access to a timber door with centre and side glass panelling, leading you into the main reception hallway.

## | RECEPTION HALLWAY

3.2m x 8.3m (10'4" x 27'2")

The welcoming reception hallway features hardwood timber flooring sanded and varnished to a high quality finish, one radiator, centre light piece, telephone point and power point. The area has a walk-in storage area.





## | LIVING ROOM

3.6m x 4.2m (11'8" x 13'7")

A superb main living room has a sliding door overlooking the rear garden and patio area. The room has high quality oak timber flooring, one centre light piece, one radiator, an open fireplace, four power points and one television point.



## | FAMILY ROOM/BEDROOM 4

3.6m x 3.64m (11'8" x 11'9")

This second living area could be used as a fourth bedroom or living space as required. The room has one window overlooking the rear garden with a roller blind, curtain rail and curtains. Other features include carpet flooring, one centre light piece, a large radiator, an open fireplace, four power points, one television point and one telephone point.



## | KITCHEN/DINING

3.95m x 4.7m (12'9" x 15'4")

A large, open plan kitchen/dining area has one window to the side of the property and an aluminium door with glass panelling allowing access to the front of the property. The room has tile flooring, one centre light piece, one large radiator, a hot press area which is shelved for storage and nine power points. The kitchen features hand painted fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splashback, a stainless steel sink, plumbing for a washing machine, space for a dryer, space for a cooker and an integrated extractor hood.



## | **BEDROOM 1**

2.8m x 4.5m (9'1" x 14'7")

A large double bedroom has one window to the side of the property with a Venetian blind, a curtain rail and curtains. The room features attractive neutral décor with modern fitted carpets, one centre light piece, one large radiator and four power points.



## | **BEDROOM 2**

3.6m x 2.45m (11'8" x 8'0")

A spacious double bedroom has one window to the rear of the property with a roller blind, a curtain rail and curtains. The room has carpet flooring, built-in storage units from floor to ceiling, one centre light piece, one radiator and three power points.



## | **BEDROOM 3**

3.1m x 2.7m (10'1" x 8'8")

A spacious double bedroom has one window to the rear of the property with a roller blind, a curtain rail and curtains. The room has carpet flooring, built-in storage units from floor to ceiling, one centre light piece, one radiator and three power points.





## | BATHROOM

2.8m x 2.2m (9'1" x 7'2")

The main family bathroom features a three piece suite including a double corner area incorporating a Mira Sport electric shower. The room has floor and wall tiling, two windows to the front of the property with roller blinds, one centre light piece, one wall-mounted light piece, one wall-mounted heater, one extractor fan and one radiator.



## | STAIRS AND LANDING

A staircase with carpet flooring allows access to the attic conversion rooms. At the half landing there is one window to the side of the property with Venetian blind.

## | ATTIC ROOM 1

3.45m x 3.35m (11'3" x 10'9")

A versatile room has one Velux window to the rear, carpet flooring, one centre light piece, two wall-mounted light pieces, one radiator, built-in storage and two power points. A door allows access to an additional room.



## | ATTIC ROOM 2

3.45m x 2.4m (11'3" x 7'8")

This room has one Velux window, one centre light piece, one wall-mounted light piece, one radiator, built-in storage accommodating a desk and two power points. A door allows access to attic storage space.



## | ATTIC STORAGE

3.45m x 4.1m (11'3" x 13'4")

This room has one centre light piece and is floored throughout.



## | GARDENS AND EXTERIOR

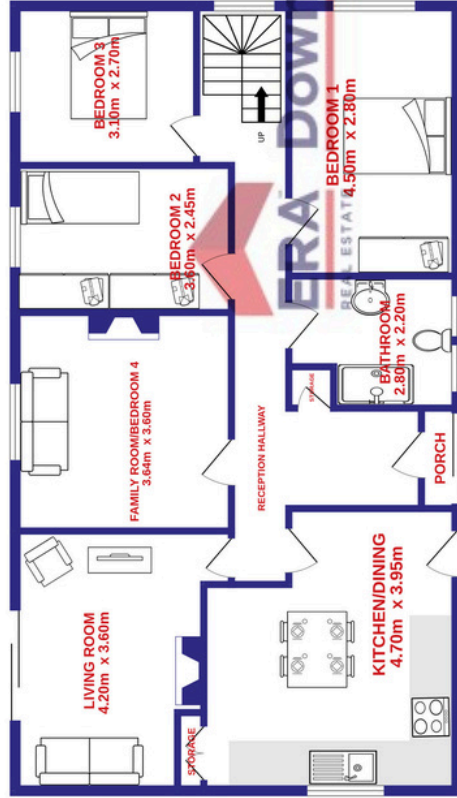


The front of the property boasts a large front lawn with mature shrubs and plants abound and a tarmac driveway with off street parking for four vehicles. There is a detached block built garage for additional storage.

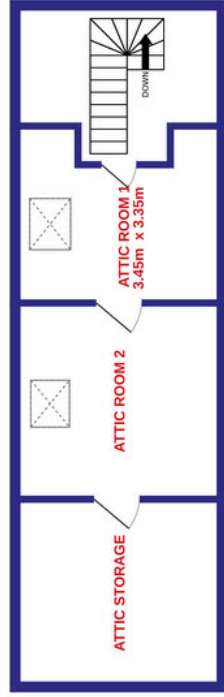
The rear of the property is fully enclosed with concrete pillar and post fencing. The large sunny south facing garden is laid to lawn and features magnificent mature shrubs and plants planted throughout together with a suburb rear patio area located off the living room.

# FLOOR PLAN

GROUND FLOOR



ATTIC CONVERSION



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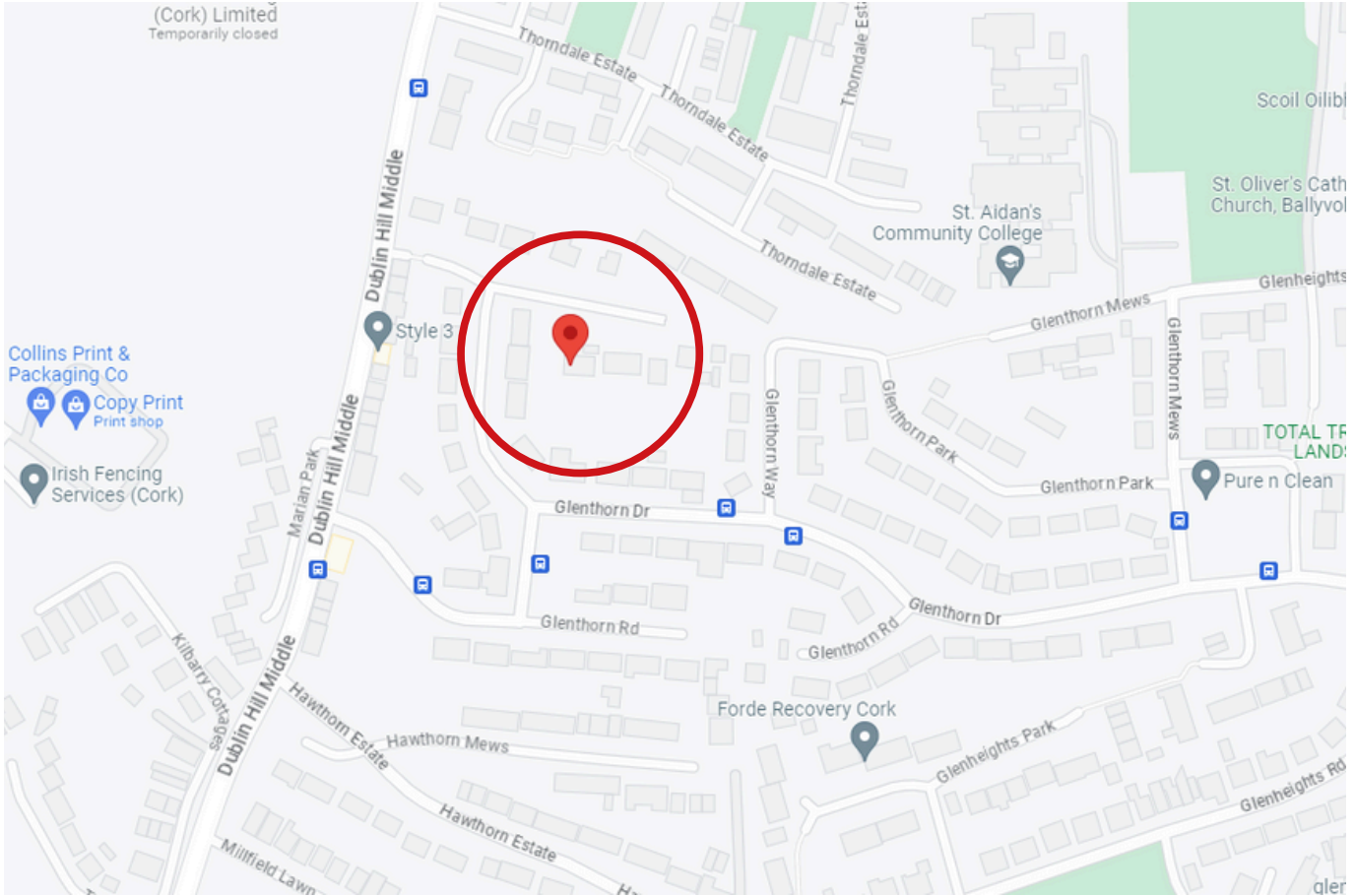
TOTAL FLOOR AREA: 138.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are given as a guide only and are not intended to be used for any legal or financial purposes, commission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## | DIRECTIONS

Please see Eircode T23 H0K8 for directions.



## | ALL ENQUIRIES TO:

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### Solicitor Details:

Kieran Buckley, Kieran Buckley & Co. Solicitors, 11 Sheares Street, Cork

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