

The Coach House, Dunkettle, Glanmire, Cork, T45RW20



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this unique and immaculately presented three bedroom detached property in Dunkettle, Glanmire, Cork. Originally built in the early 1900's, this exceptional property has seen extensive renovations in recent years to increase the overall size, internal layout and decorative finishes throughout, all of which blend seamlessly with the historical allure of the original building. Boasting charming modern décor, high quality joinery finishes and an impressive BER Rating, this property presents a rare opportunity to own a piece of Cork's history, thoughtfully updated for modern living. Viewing highly recommended.

Accommodation consists of reception hallway, main hallway, kitchen/dining area, family room/Dining area, guest w.c, utility room and a large sun soaked living room at the rear of the building on the ground floor. Upstairs the property offers three large double bedrooms, an en suite bathroom, and the main family bathroom.

AMV: €475,000

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PSRA No. 002584

| FEATURES

- Beautifully presented 3 bed detached residence with a mix of contemporary and original features
- Approx. 205 Sq. M. / 2,207 Sq. Ft.
- Originally built in the early 1900's & Recently renovated by its current owners
- Modern fitted kitchen
- BER D2
- Favourable South West facing aspect
- Gas fired central heating
- Three spacious double bedrooms
- Impressive original features to include exposed timber roof beams and panelled ceilings
- Secure electric gates & private parking for 3 cars
- Quiet residential location just a 5 minutes' drive from all essential and recreational amenities
- Close proximity to Glanmire, Glounthaune and Little Island
- Easy access to the tunnel, M8, N25 and N40 road networks

| RECEPTION HALLWAY

1.5m x 1.5m

A truly unique Gothic style front door allows access into the reception hallway. The hallway has attractive black and white tile flooring, timber panelled ceiling, and one centre light piece. Double glass doors allow access from here to the main hallway.



| MAIN HALLWAY

3.24m x 1.93m

This hallway has tile flooring, neutral décor, one centre light piece, one radiator, and a timber panelled ceiling.



| KITCHEN/DINING AREA

3.24m x 7.08m

The superb kitchen is awash with natural light. There is one large window to the front of the property with integrated lighting within the pelmet, and two Velux windows to the rear. The kitchen features modern fitted units at eye and floor level with extensive worktop counter and tile splashback. The kitchen includes a Belfast sink, double oven, hob, extractor fan and space for a fridge freezer. Throughout the room there is tile flooring, three feature light pieces, a timber panelled ceiling, exposed beams, ample storage, one radiator, and ample power points. The area offers a spacious bespoke breakfast counter. Double doors with glass panels allow access from the Kitchen to the Family room/Dining Area.



| UTILITY ROOM

3.24m x 2.3m

The utility room features tile flooring, one window to the side of the property, space for a washing machine, space for a dryer and one centre light piece. The gas boiler is housed within this room.



| FAMILY ROOM/DINING AREA

10.57m x 3.98m

The cosy dual aspect family/dining room has original timber flooring, exposed feature stone walls, timber panelled ceiling and exposed beams. There are two light pieces, a raised solid stove, two radiators, two windows to the front of the property. Double doors with glass panels allow access to the rear of patio and garden and a and one window to the rear.

| GUEST W.C

0.93m x 3.67m

The beautifully appointed guest w.c is accessed from the family room. The area features a two piece suite, impressive floor and wall tiling, one frosted window to the rear of the property, neutral décor, one centre light piece, and a heated towel rail.



| LIVING ROOM

5.33m x 8.51m

The impressive dual aspect living room is flooded with natural light due to its favourable south westerly aspect, with one window and French double doors to the front of the property, and a feature bay window to the side. The room has original timber flooring, a solid fuel stove, feature solid wood mantelpiece, attractive neutral décor and colour palette. There are three light pieces, two wall-mounted light pieces, and two radiators and an attractive modern colour palette.



| STAIRS AND LANDING

4.29m x 4.83m

Timber hand-painted stairs from the living room allow access to the first floor. The landing area has shelving, carpet flooring, one centre light piece, one wall-mounted light piece, and one window to the front of the property.



| BEDROOM 1

5.33m x 4.99m

This spectacular dual aspect main bedroom offers one window to the side of the property, and one large window to the front. The room has carpet flooring, a feature timber panelled ceiling and exposed beams. There is an extensive array of built-in wardrobe units for storage, one centre light piece, and two radiators. A door allows access to the en suite bathroom.



| EN SUITE

0.93m x 2.91m

The en suite bathroom features a three piece suite including a corner shower cubicle incorporating an Triton electric shower. The room offers vintage styled décor, one Velux window to the rear, floor and wall tiling and timber panelled ceiling. There are two recessed light pieces, one radiator, and an extractor fan.



| BEDROOM 2

3.51m x 3.63m

This large dual aspect double bedroom has one window to the front of the property and one window to the side. The room has carpet flooring, timber panelled ceiling and attractive decor. There are two radiators, one centre light piece, and ample power points.



| BEDROOM 3

3.07m x 3.63m

A spacious double bedroom has one window to the rear of the property. The area has carpet flooring, timber panelled ceiling, neutral décor, two radiators, one centre light piece, and ample power points.



| BATHROOM

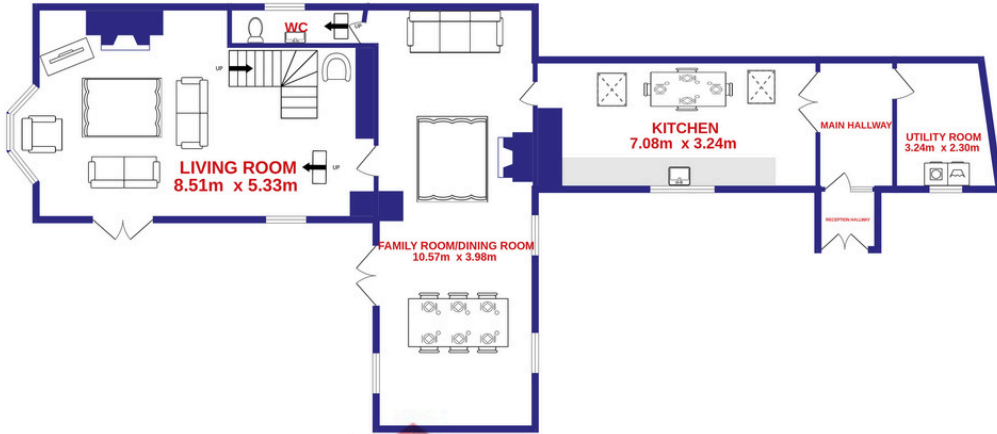
3.68m x 2.06m

The main family bathroom features a five piece suite, timber panelled ceiling and floor and wall tiling. The area is finished with one radiator, one centre light piece, built-in storage space, and a frosted window to the side of the property. There is access to the attic from this room, and the hot press is housed here.



| FLOOR PLAN

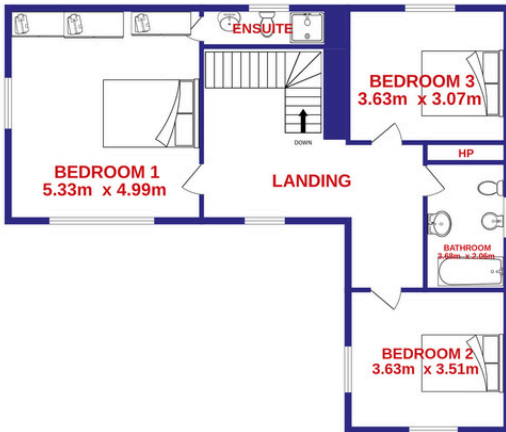
GROUND FLOOR



1ST FLOOR



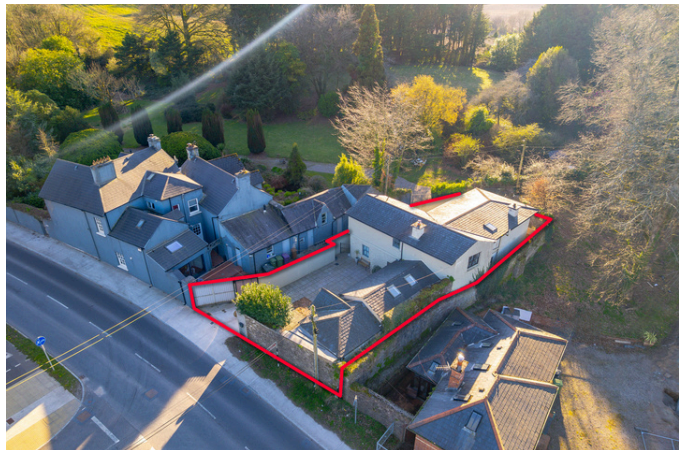
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TOTAL FLOOR AREA : 205.0 sq.m. approx.

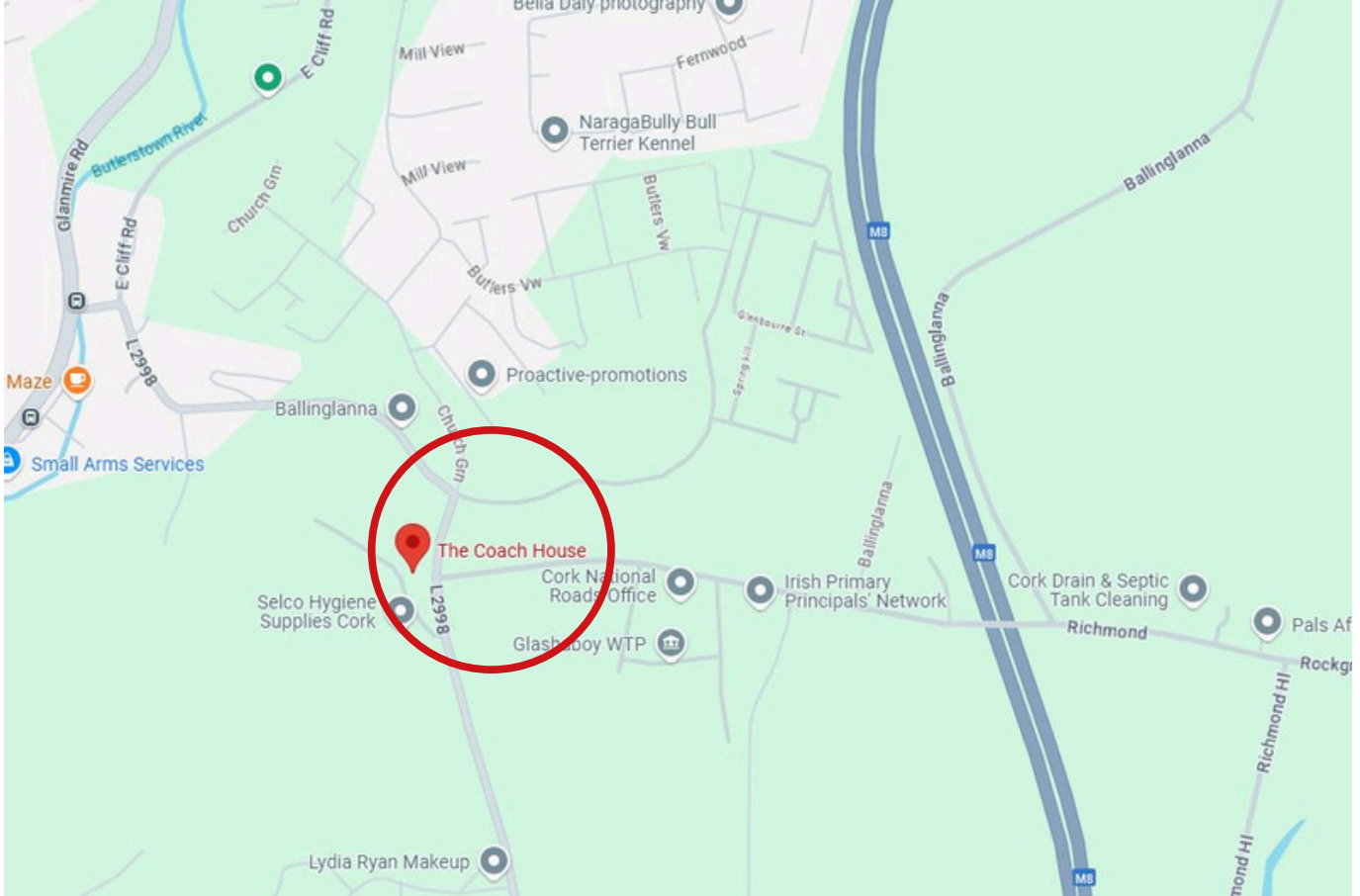
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| GARDENS AND EXTERIOR



| DIRECTIONS

Please see Eircode T45 RW20 for directions.



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