

For Sale by Private Treaty

**1 Bayswater, Carrigaline, Co. Cork P43 T211**



Located to the east of Carrigaline village, Bayswater is a small cul-de-sac of seven well-maintained, large detached houses built C.2000. No 1 has a sizeable level site, extending to 0.81 acres approx., which overlooks and adjoins the Owenabue River. The rear garden faces south and is both private and beautifully landscaped.

The owners have been in residence since the house was built and oversaw the construction, ensuring the rooms were well laid out and that only good quality finishes were fitted. The overall ambience is one of calm and elegance; the new owner may update the décor but the essentials that any discerning buyer requires are right.

Internally there are 4 spacious reception rooms in addition to a kitchen on the ground floor and 5 bedrooms, 3 of which are ensuite on the first floor. The open plan attic area offers potential for a multitude of uses such as a home cinema or gym.

Externally the generous cobble lock driveway offers ample parking as well as large open green spaces and a detached garage of 40 sqm approx.

**DETACHED**  
**5 BED / 3 BATH**  
**386sq.m. (4,152 sq.ft)**

**BER C2**

Agent: Jackie Cohalan  
Phone: 0876427555

**Viewings Strictly By Appointment**



## ACCOMMODATION

### Ground floor

#### Entrance Hallway

With tiled floor covering, double doors to inner hallway.

#### Family Room (4.90m X 5.86m)

With carpet floor covering, cornicing, spotlights, open slate fireplace with cast iron insert.

#### Guest W.C. (1.93m X 2.80m)

With tiled flooring, sink and WC.

#### Kitchen (5.78m X 5.0m)

With tiled flooring, solid wood fitted eye and floor level units, double oven, ceramic hob, integrated dishwasher, integrated fridge freezer, dual aspect, double doors to garden.

#### Utility Room (3.85m X 2.80m)

With tiled flooring, eye and floor level units, plumbed for washing machine, door to side area.

#### Dining Room (3.94m X 6.40m)

With wood flooring.

- **Lounge (4.64m X 6.40m)**
- With carpet flooring, cornicing, open marble fireplace, spotlights, patio doors to rear garden.
- **Study (3.88m X 3.61m)**
- With carpet flooring, bay window, cornicing, spotlights.
- **First Floor**
- **Bedroom 1 (5.8m x 3.3m)**
- With carpet flooring, patio doors to south facing balcony area.
- **Wardrobe Area (1.7m x 2.8m)**
- With carpet flooring, fitted robes
- **Ensuite (3.1m x 1.8m)**
- With carpet flooring and tiled walls, sink, wc, bath, shower.
- **Bedroom 2 (3.9m x 4.2m)**
- With carpet flooring, fitted robes, door to south facing balcony area.
- **Ensuite (2.2m x 1.6m)**
- Fully tiled with sink, wc and shower.

**Viewing Strictly By Appointment Only**



**Bedroom 3** (4.7m x 4.6m)

With wood flooring

**Bathroom** (2.5m x 2.2m)

Fully tiled with sink, wc and shower

**Ensuite** (2.3m x 1.7m)

Fully tiled with sink, wc and shower

**Bedroom 4** (4.4m x 4.3m)

With carpet flooring.

**Bedroom 5** (4.9m x 3.6m)

With wood flooring, fitted robes

**Second Floor**

**Attic Room**

**Garage** (6.32m X 6.33m)

**Solicitors**

Ms. Sarah Moore

Flynn Solicitors, The Old Mill, Off Main Street,  
Carrigaline, Co.Cork, P43 K194



