

**HILTON, MODEL FARM ROAD, CARRIGROHANE, CO. CORK, T12H2AR****FOR SALE BY PRIVATE TREATY**

Occupying a great location at the southern end of Hilton, in a quiet cul de sac surrounded by mature trees and shrubs and complete privacy.

Built in 1971 and occupied by the same family since this is an opportunity to acquire a fine detached house in one of the best residential parks in the western suburbs.

The house which is in need of modernisation has spacious accommodation over two floors with many attractive features.

This is a great location close to CUH, CIT, UCC and with ease of access to the link road.

**DETACHED****4 BED - 1 BATH****184.87sq m/ 1,990sq ft**

**Agent:** Malcolm Tyrrell  
**Phone:** 0872554116

**Viewings Strictly By Appointment**

## ACCOMMODATION

### Entrance Hall

Open thread stairs case to first floor.

### Lounge Room (7.02mm X 4.70m)

Feature raised fireplace with Liscannor flagstone hearth and stone chimney breast Large picture windows front and rear overlooking garden. Pine ceiling.

### Sitting Room (4.79 X 4.11m)

Hardwood flooring, Pine ceiling, large picture window overlooking front garden, double doors leading to conservatory.

### Conservatory (3.66m X 3.17m)

Ceramic tiled floor, metal frame and glass conservatory.

### Kitchen (3.16m X 3.14m)

Fitted eye and ground level units, Granite worktop, integrated stainless steel sink unit, integrated appliances to include; double oven, ceramic hob, extractor unit, dishwasher, fridge freezer.

### Guest WC

W.C., wash hand basin, tiled floor and walls.

### Utility Area/Work Room (3.59m X 1.95m)

Door from rear hallway to garden

### Dining Room/ 3rd Reception Room (6.76m X 2.9m)

With cloak room and sliding patio door to rear garden.

## First Floor

### Bedroom (3.32m X 3.15m)

Fitted wardrobe with overhead storage and built in dressing table and drawer unit.

### Bedroom (3.3m X 3.14m)

### Separate Toilet

### Bathroom (2.19m X 1.85m) (max measurement)

Bath and wash hand basin.

### Hot Press on landing

With double doors Shelved with good storage.

### Main Bedroom (5.20m X 3.66m)

Double fitted wardrobes with overhead storage.

### Bedroom (3.13m X 2.99m)

Shower off with electric shower fitted. Double fitted wardrobe

Door on landing leading out to balcony overlooking front garden

## Features

- > Gas Central Heating.
- > Windows are hardwood part single part double glazed for the most part.

## Outside

- > Boiler House.
- > Garage (5.17m X 2.61m) with up and over door.
- > Mature Gardens front & rear, not overlooked.
- > Ample Parking.

## Solicitor

Fiona Foley—Foley Turnbull Solicitors

Joyce House, 1a Barrack Square, Ballincollig, Co Cork

