

## Dun-Ar-Aill, Cork Road, Carrigaline, Co. Cork P43XR20



**FOR SALE BY PRIVATE TREATY**

An exceptionally attractive detached bungalow set on a large site of approximately 0.33 acres with excellent gardens front and rear.

Dun-Ar-Aill is positioned on the edge of Carrigaline town centre within a short stroll of the superb local conveniences whilst having public transport on its doorstep.

The house itself is spacious and well presented throughout with well proportioned accommodation and offering further potential.

Carrigaline is a highly popular and much sought after address which is surrounded by an abundance of amenities including; schools, shops and sporting clubs.

The renowned Carrigaline Court Hotel is on your doorstep and both Cork City Centre and the ever popular Crosshaven are within in easy commuting distance.

### **DORMER BUNGALOW**

**4 BED, 3 BATH**

**1,840sq.ft.  
(171sq.m.)**



**Agent: Brian Olden  
Phone: 087 2211174**

**Viewings Strictly By Appointment With Sole Agency**

## ACCOMMODATION

### Ground Floor

#### Entrance Porch

With tiled floor

#### Entrance Hallway

With polished timber floor

#### Living Room

6.0m x 3.6m

Carpet floor covering, marble fireplace and built in display shelving, views over front garden.

#### TV Room

5.1m x 3.4m

Polished timber floor, ornate stone effect fireplace and sliding door to conservatory.

#### Conservatory

5.0m x 2.3m

Vinyl floor and sliding door to patio and rear garden.

#### Kitchen

5.2m x 3.5m

Floor and eye level fitted unit, integrated appliances to include double oven, vinyl floor covering and door to utility

#### Utility

3.2m x 2.5m

Vinyl floor covering, floor and eye level fitted units and toilet off

#### Sun Room

3.3m x 1.9m

Vinyl floor covering and door to rear garden

#### Master Bedroom

4.5m x 3.0m

Carpet floor covering and incorporating full-length built-in robe units.

#### Ensuite

3.5m x 1.4m

Timber floor, wc wash hand basin and electric shower.

#### Bedroom 2

3.2m x 2.9m

Carpet floor covering, incorporating full length built-in robe units and clothing vanity unit with fitted sink, views over front garden.

#### Main Bathroom

2.6m x 2.0m

Polished timber floor, bath, wc wash hand basin, sink and shower.

### First Floor

#### Bedroom 3

5.0m x 2.6m

Carpet floor covering, built in robe units and large window over- looking front lawn.

#### Bedroom 4

3.9m x 2.8m

Carpet floor covering, incorporating full length built-in robe units together with vanity sink unit.

#### Attic Storage Area

Large walk in Attic storage area suitable for extension/conversion

### Outside

- > Garage 2.8m X 7m
- > Driveway and parking area
- > Mature gardens
- > Site of 0.33 (a third) acres approx.

### Features

- > Fully alarmed
- > PVC double glazed windows
- > Oil fired central heating



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