

For Sale by Private Treaty

“Gaoth Thiar”, Ballyorban, Monkstown, Co. Cork T12 YFY0



A substantial detached family residence standing on a mature level grounds extending to approximately 2 acres, (0.8ha). Positioned in a wonderful private setting a mere 5 minute drive from Douglas village and 10/15 minutes from Cork City centre.

“Gaoth Thiar” is approached via pillared automatic entrance gates and a sweeping gravelled driveway leading to this very fine home.

The spacious, bright and airy accommodation extends to approximately 324sqm, (3,487sq ft) to include attic area.

There is ample living accommodation overlooking the well-stocked sunny south facing mature gardens.

There is also four bedrooms at first floor level and a superb top floor/attic area ideal as a home office or playroom.

The property has been very well maintained and offers vast potential to any incoming owner.

Shops, churches and a wide variety of schools together with sporting clubs are in the immediate vicinity and there is a regular bus service to the city.

DETACHED

4 BEDROOMS

**3,487.ft. (324sq.m.)
(to include Attic Area)**



Agent: **Brian Olden**
Phone: **0872211174**

Viewings Strictly By Appointment



Accommodation

Entrance Hallway

Spacious hall with polished timber floor. Double height ceiling in part.

Guest Toilet

W.C., wash hand basin.

Kitchen/Diner (4.5m x 7.9m)

Floor and eye level fitted units, oil burning Aga, integrated dishwasher, oven and microwave. Tiled floor, ceiling spotlights, feature island with built in storage cupboards and wine rack. Dining area; with polished timber floor, feature window overlooking rear lawn.

Sunroom Area (4.5m x 2.3m)

With polished timber floor, French doors to patio area and lawn. Open to main living room

Living Room (6.4m x 4.4m)

With polished timber floor, feature bay window overlooking driveway and front lawn. Fireplace with built in wood burning stove.

Studio (4.6m x 4.6m)

With laminate floor covering, shelving, door to driveway and front lawn.

Utility Area (3.0m x 2.5m)

With tiled floor, floor and eye level fitted units, ceiling spotlights, stainless steel sink, door to rear garden.

Rear Hallway (3.9m x 1.9m)

With polished floor.

Study (2.4m X 2.3m)

Timber floor.

First Floor

Master Bedroom (4.4m x 5.7m)

With polished timber floor, full-length built-in robe units, ceiling spotlights, Velux roof light and Ensuite/ Dressing Room off.

Ensuite / Dressing Room (4.4m x 2.2m)

With w/c, wash hand basin, bath, with electric shower over. Tiled floor partly tiled walls Velux roof light. Dressing area; Velux roof light, polished timber floor

Viewing Strictly By Appointment Only



Large spacious landing

Bedroom 2 (3.8m x 3.6m)
With polished timber floor and Velux roof light

Bedroom 3 (3.7m x 3.5m)
With polished timber floor, full-length built-in robe units incorporating desk, Velux roof light.

Ensuite
Cork tiled floor, w/c, wash hand basin and shower

Main Bathroom
With w/c, wash hand basin, bath with electric shower over, cork tiled floor, partly tiled walls.

Bedroom 4 (3.1m x 4.6m)
With polished timber floor, full-length built-in robe units incorporating desk

Top Floor / Attic Area (14.3m x 2.7m)
With large Velux roof light with standout area overlooking rear lawn. Pine panelling throughout and fitted storage cupboards.

Features/Services:

- > Oil fired central heating
- > Mains Water
- > Gravel driveway
- > PVC double-glazed windows
- > Fully alarmed
- > Broadband freely available
- > South facing rear garden
- > Generous site area approx. 2 acres
- > Large walled outside BBQ area / Suntrap
- > Large outside shed
- > Large pillared entrance with automatic entrance gates
- > Solar panels

