

For Sale by Private Treaty**JERICO, UPPER BALLYGARVAN, CO. CORK T12P7DT**

Cohalan Downing is delighted to present Jericho, a substantial 4 bedroom detached family home set on a wonderfully private and mature site. The property constructed in c1982 enjoys a single storey rear extension and has ample room for expansion subject to planning. The property itself is in need of modernisation but will be a beautiful home once completed.

Approaching the gated entrance at Jericho, up the long tarmac drive surrounded by mature shrubs and trees, you will come to the front of the property where there are some old outbuildings attached. A gated and high walled rear will lead you to the gardens which are incredibly private and have stunning countryside views ideal for summer entertaining.

Jericho is well located, only a 6 minute drive to Cork International Airport, 8 minutes to Carrigaline and 20 minutes to Cork city.

Viewings Strictly By Appointment**DETACHED
4 BED—5 BATH
163 sqm 1,759 sqft)****BER C3****Agent: Jackie Cohalan
Phone: 087 642 7555**

Accommodation

Ground Floor

Entrance Hall 4.6m x 3.7m
Carpet flooring , stairwell to first floor

Dining Room 4.1m x 3.9m
Tiled flooring, window overlooking rear, door to rear garden

Living Room 10.8m x 8.8m
Carpet flooring, timber flooring, fitted shelving and desk units

Lounge 5.6m x 4.8m
Tiled flooring, window overlooks rear, 2 Velux windows, access to kitchen via lounge

Kitchen 7.6m x 2.7m
Fitted kitchen units with stainless steel sink. Integrated gas hob, built in cooker and microwave, tiled flooring, recessed lighting

Utility room 3.8m x 2.7m
Tiled flooring, built in shelving units along with plumbing for washing machine

WC 1.7m x 1.5m
Laminate flooring, with wc and wash hand basin

Master Bedroom 5.7m x 3.2m
Carpet flooring

En-Suite 2.6m x 1.6m
Tiled walls and floors
With wc, wash hand basin and walk in shower

Bedroom 2 5.7m x 2.9m
Carpet flooring

Bathroom 2.2m x 1.6m
Tiled walls and floors
With wc, wash hand basin and bath incorporating shower

First Floor

Bedroom 3 5.1m x 2.7m
Carpet floor covering

En-Suite 3.7m x 1.5m
Tiled walls and floors
With wc, wash hand basin and walk in shower

Bedroom 4 4.6m x 3.6m
Carpet flooring, walk in closet

En-Suite 2.6m x 1.6m
Tiled walls and floors
With wc, wash hand basin and walk in shower

Mezzanine Balcony 3.6m x 2.2m
Carpet Flooring, overlooks living area

Features

- * Set on 1 acre site approx.
- * Oil fired central heating
- * Short distance to Cork Airport and City Centre
- * Room for expansion subject to planning

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