

**Kilmurray House, Upper Ardmore, Passage West, Co. Cork T12 V3HD**



**FOR SALE BY PRIVATE TREATY**

A really fine late Victorian detached house on a mature wooded site extending to 2.45 acres approx.

Located adjacent to the old Kilmurray graveyard this substantial property is with easy access of Douglas (6.5km), Rochestown (3.4km), Passage West (1.3km) and Monkstown.

Schools and shops are all close to hand, (Rochestown College 1.9km).

This is a substantial property (2,736sq ft) and there is a useful range of out offices to the rear (former farm yard) which could suit a number of uses.

This is a fine property and while it is in need of refurbishment and modernisation it has a great site in a convenient location close to all services.

**DETACHED**

**5 BED - 3 BATH**

**2,736 ft2 (254.47sqm)**



**Viewings Strictly By Appointment**

**Agent: Malcolm Tyrrell**  
**Phone: 087 255 4116**

## Accommodation

### Entrance Porch

### Entrance Hall

With parquet flooring.

### Cloak Room

### Dining Room (4.95m X 3.74m)

Part cornice ceiling, recessed alcove, serving hatch to Kitchen,

### Study (3.38m X 2.51m)

Cast iron fireplace.

### Lounge Room (4.29m X 5.89m) (In to Bay)

Slated fireplace with tiled insert ornate over mantle, cornice ceiling.

### Kitchen (4.26m X 4.01m)

Fitted eye and ground level units integrated ceramic hob and double oven, stainless steel sink unit oil fired cooker/stove, door out to sunroom.

### Sun Room (3.94m x 3.05m)

Tiled floor, sliding door and French door out to garden Area, south facing.

### Guest Toilet

W.C., wash hand basin, plumbed for automatic machines.

### Playroom (3.75m X 3.34m)

Cast iron fireplace

### Workshop / Store Room (3.74m X 3.50m)

Vaulted ceiling

### Small Store Room

Back door

## First Floor

### Bedroom 1 (4.91m x 3.75m)

Complete wall of fitted wardrobes with overhead storage

### Bedroom 2 (3.42m X 1.82m)

### Bedroom 3 (3.78m X 3.45m)

### Landing Area (5.23m x 3.71m)

With cast iron fireplace

### Bedroom 4 (4.33m X 3.0m)

### Bathroom (2.81m X 2.32m)

W.C., wash hand basin, bath.

### Bedroom 5 (4.41m X 4.27m)

Cast iron fireplace.

## Features/Services:

- > PVC double glazing
- > Mains water
- > Septic tank

## Outside

- > Useful range of out offices including; sheds, former cow shed, barn and leanto.
- > Enclosed paddock to the front (north side of house).
- > Mature trees throughout site.

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