

**For Sale by Private Treaty****Monalahy, Blarney, Co. Cork T23 NC44**

This family home started off as an unassuming little cottage and has been substantially remodelled and upgraded into a modern, smart space. With its cool industrial-chic decor and fittings e.g. cast iron radiators, copper shower head, brick feature wall in kitchen, and bespoke concrete worktop, this home has the wow factor.

It also has a huge separate garage, ideal for those seeking a workshop or studio, and a beautiful, fully fenced mature landscaped garden overlooked by a modern decking which also has unspoilt views of the countryside for miles.

Located 5 minutes drive from the Waterloo Inn and 8 minutes from Blarney village, just 14 minutes to Blackpool shopping centre/Apple computers and 18 minutes to the city centre. If you are searching for a country home with city appeal then viewing this property is a must.

**DETACHED****4 BED - 3 BATH****165 sq.m. / 1,777 sq.ft.****Agent: Jackie Cohalan**  
**Phone: 087 642 7555****Viewings Strictly By Appointment**



## Accommodation

### Porch

Tiled floor covering and feature window, extra height ceiling

### Entrance Hall

Wood floor covering, extra height ceilings with feature staircase, double doors into kitchen/dining/living room

### Study

Wood floor covering

3.1m x 1.8m

### Kitchen / Dining Area

Feature brick wall, eye and floor level units, concrete worktop, five ring gas hob, separate oven, integrated dishwasher, cast iron feature radiator, french doors to raised patio area

6.8m x 3.9m

### Living Area

Wood floor covering, fitted stove

3.5m x 3.4m

### Downstairs WC/Utility

Linoleum floor covering, industrial style feature sink

2.3m x 1.7m

### Family Room

Wood floor covering

4.0m x 3.5m

### Bedroom 4

Wood floor covering

3.5m x 2.7m

## Walnut steps with steel stringers staircase to First Floor

### Master Bedroom

Triple aspect windows (two of which are Velux roof lights), painted floor boards

5.6m x 3.8m

### Separate Dressing Area

Painted floor boards

2.4m x 1.6m

### Ensuite

Fully tiled, electric shower, waterfall showerhead, feature sink, feature radiator and towel rail

2.4m x 2.1m

### Shower Room

Wood floor covering, sink, w.c., partially tiled double shower

2.7m x 2.1m

### Bedroom 3

Wood floor covering

3.3m x 3.1m  
(Overall Measurement)

## Outside

### External Shed

Previously used as a mechanic's garage

9.2m x 5.5m

Raised Patio space, generous parking areas and landscaped grounds

## Features

- \* New Roof
- \* Rewired
- \* Replumbed
- \* New septic
- \* New boiler



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