

For Sale by Private Treaty

**RADLETT, BALLYLEIGH, WATERFALL, CO CORK T12 VEYO**



A deceptively spacious dormer bungalow on 0.3 acres with 6 bedrooms allowing repurposing to home offices, play rooms etc. Accommodation also comprises two reception rooms, large kitchen cum dining room, utility room, two bathrooms and office. Outside there is a quality outbuilding suitable for a host of purposes.

Located 11km to Kinsale Road Roundabout 'Radlett' offers the best of quiet and spacious rural living with close proximity to major road networks, schools and shops.

A spacious light filled family home, the property enjoys a private south easterly rear garden that overlooks fields and paddocks.

**DORMER BUNGALOW  
6 BED - 2 BATH  
0.3 Acres (approx.)  
2,400sq.ft. (223sqm.)**



Agent: Suzanne Tyrrell  
Phone: 0866079200

**Viewings Strictly By Appointment**



## Accommodation

**Entrance porch** leads to a generous hallway with wood floor covering.

**Lounge Room** (4.2m x 3.9m)  
With carpet floor covering. Open fire with tiled insert and timber surround. Fitted display cabinets.

**Kitchen cum Dining Room** (6.6m x 3.0m)  
Tiled floor to Kitchen Area with eye and floor level storage units, gas cooking, sink in the central island. Seating area with open fire with attractive cast iron fire surround. Step down to the spacious...

**Dining Area** (3.0m x 7.3m)  
with wood flooring. Extensive windows with double French doors to rear garden.

**Utility Area**  
Fitted with eye and floor level storage, sink, plumbed for washing machines.

**Family Room** (3.0 x 5.5m)  
Wood floor covering and extensive storage units.

**Bathroom** Tiled floor and partly tiled walls, bath with shower over, wc and wash hand basin.

**Hotpress** fitted for storage

**Bedroom 1** (4.2 m 3.7m)  
Spacious double room with fitted wardrobes.  
**En-suite** with shower, wc and wash hand basin.

**Bedroom 2** (2.9 m 3.4m)  
Laminate floor covering.

**First Floor**  
Generous landing, carpeted.

**Bedroom 3** (4.8m x 3.0m)  
Quaint room divided by chimney breast to allow for lounge area and bed area. Carpet floor covering

**Bedroom 4** (4.7m x 3.2m)  
Spacious double room. Wood floor covering. Wardrobe.

**Bedroom 5** (4.7m x 3.2m)  
Spacious double room. Wood floor covering. Wardrobe.

**Bedroom 6** (4.1m x 3.0m)  
Carpeted

**Office** (2.9m x 2.0m)  
Wood floor covering

**Shower Room**  
with shower (pumped), wc and wash hand basin

## Features/Services

- > Quality out-building
- > Solar panels
- > Oil fired central heating
- > Bio-cycle unit
- > 0.3 acres approx.



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