



**Martin Kelleher**  
PROPERTY

Property Sales, Lettings  
Property Management  
Valuations & BER's



## For Sale – Knockmacool, Enniskeane, Co. Cork P47FF25

**Main Points:** Gorgeous residence & double garage, perfectly presented – Desertserges School is 500 metres away, Kilcoleman School just over a 1 mile, 3 miles to Enniskeane, 7 miles to Bandon with Cork city being within 40 minutes – Lush leafy plot size c.0.84 acres - Fantastic array of shrubs, trees & flowers – This luxury 4 bedroom residence extends to c. 2035 ft<sup>2</sup> – Complimented with a double storey garage of 500 ft<sup>2</sup>

PSR No. 001102

**AMV € 370,000**

**BER C2**

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A lush leafy oasis of tranquility awaits you at Knockmacool upon which is a gorgeous residence and double garage, perfectly presented. With all the finest ingredients of private countryside living, convenient location and quality accommodation it is a dream home for any family. Desertserges National School is 500 metres away, Kilcoleman N.S. just over 1 mile, 3 miles to Enniskeane, 7 miles to Bandon with Cork city being within 40 minutes commute. Even though the property was very well constructed only 20 years ago the plot size of c.0.84 acres has beautifully matured since with a fantastic array of shrubs, trees and flowers. The well designed 4 bedroom residence extends to c. 2035 SqFt and features great practicality with excellent storage space and great light. Complimenting this well appointed accommodation is a substantial double storey garage of 500 Sqft which could be further developed internally. Viewing is highly recommended.



**Accommodation c. 189 m<sup>2</sup>/ 2034 ft<sup>2</sup>**

#### **Entrance Hall**

Very bright entrance hall with under stairs storage. Excellent height to gallery landing. Large airing closet with excellent storage space. Solid American oak timber floor.

#### **Kitchen / Dining Room 3.8 m x 7.6 m**

Superb room with triple aspect and windows west, east & south. The high vaulted ceiling really adds to the sense of space. There is a door out to covered patio. Excellent multi fuel stove with fireplace surround. Attractive Fitted kitchen incorporating a Neff double oven, Bosch gas hob & extractor. Lovely views onto the rear garden.

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**Utility Room 2 m x 2.5 m**

Door out to rear garden. Fitted press units. Plumbed for washing/drying & sink.

**Sitting Room 4.8 m x 4 m**

Fantastic, comfortable space with large bay window facing west. Solid American oak timber floors & recessed lighting, fitted shelving. There is a multi-fuel stove adding to this rooms comfort.

**Bathroom 2.5 m x 2.5 m**

Fully tiled with WC, wash hand basin, bath, electric shower and recessed spotlights.



**Bedroom One 4 m / 2.56 m x 4 m / 4.6 m**

Double bedroom with dual aspect north & west. It is beautifully decorated as are all the rooms. Carpeted floor.

**Bedroom Two 3.4 m x 3.7 m / 3.1 m**

Double bedroom with large east facing window and nice view onto the garden. Carpeted floor.

**Bedroom Three/Office 2.7 m x 3.1 m**

Large single / small double bedroom. Currently fitted out for an office.

**Carpeted stairs to first floor landing.**



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**Lounge / could potentially be used for bedroom Five**

Timber floor, recessed lights. Inbuilt storage space.

**Shower Room 2.3 m x 2.2 m**

Large shower room with WC, wash hand basin & shower.

**Bedroom Four 3.65 m x 6.25 m**

Bright double bedroom with windows north & west. Very spacious. Carpeted with inbuilt storage. Piping for radiator in place under floor up to window. Large walk in wardrobe which is extensively shelved.



**Services**

Private well water, septic tank, Oil F.C.H., timber double glazed windows. New, insulated chimney flues top to bottom.

**Outside**

Secluded entrance into a gravelled car parking area. The grounds have matured beautifully over the 20 years since construction. The gardens have been extensively planted and now have maturing hedges and trees.

**Garage 8.5 m x 5.5 m**

Large double storey garage with double doors & single pedestrian door. Open plan in layout but is also ready for the installation of a mezzanine level with steel support and partial floor.

**Directions**

Type Eircode P47 FF25 into smart phone for exact driving directions.

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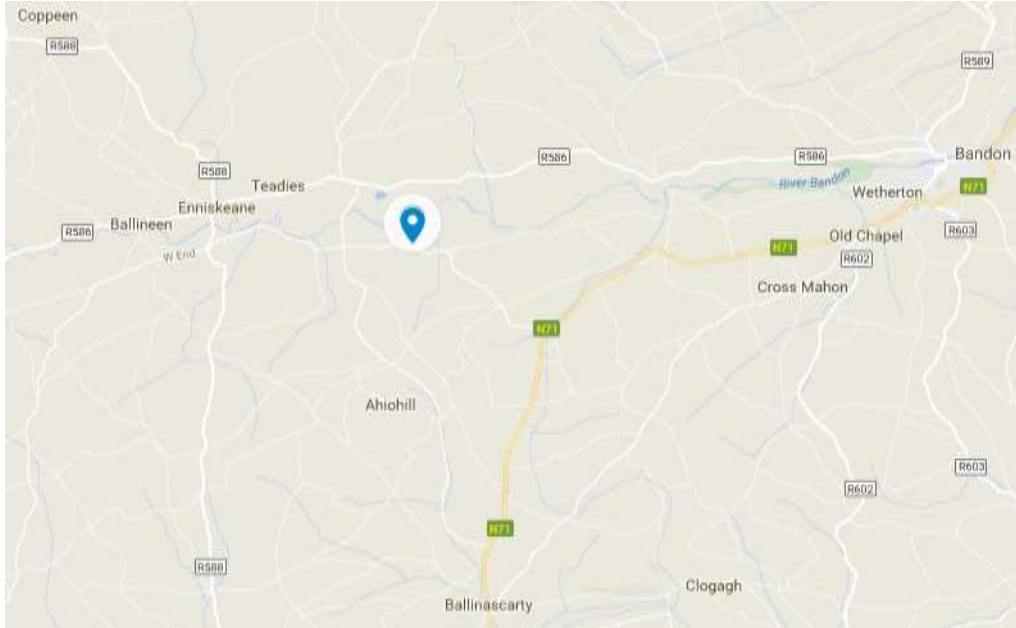




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### Location Map



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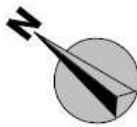


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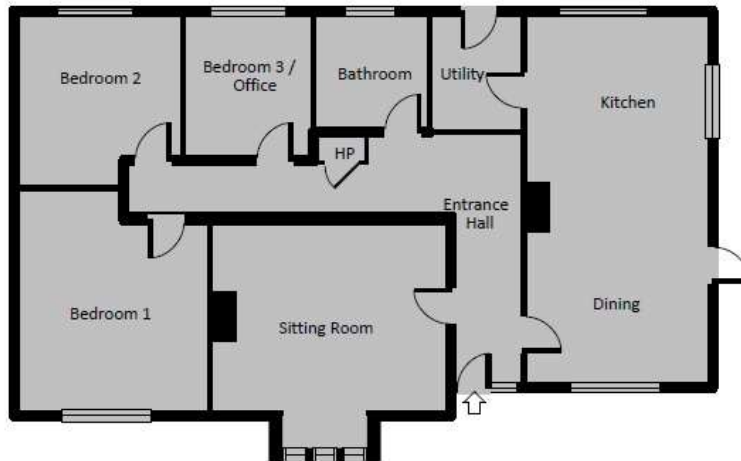
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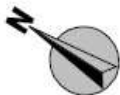
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For identification only - Not to scale



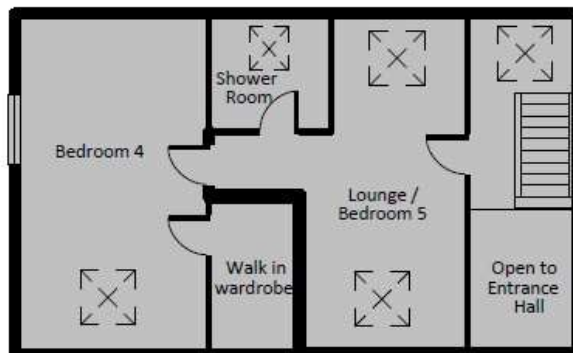
### Ground Floor



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### First Floor



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