



67 South Main Street, Bandon, Co. Cork.
Tel: 023 / 8844485 Fax: 023 / 8820199

www.pmauctioneers.ie
pmauctioneers@gmail.com
Celebrating 30 years in business



For Sale



“ Ulara “, Roselawn, Innishannon, Co Cork. T12 TE2F

Stunning 4/5 bed detached family home with impressive gardens.

Paddy Murray Auctioneers are delighted to introduce to the market this superb five bedroom home conveniently located along a quiet cul-de-sac within this mature and highly sought after estate of Roselawn. The location alone speaks volumes about this home situated in a quiet residential area of Innishannon, offering the occupier a level of privacy and quietness that is difficult to replicate. This impressive family home exudes a charm throughout while its bright light infused accommodation extends to a very comfortable 2,500 sq feet over two levels excluding the attached garage. This home has been cherished by its owners,...and it shows ! Everything from the gleaming paintwork to polished floors bears testament to a level of maintenance that has served to keep it in mint condition. And if all this isn't enough, the gardens & grounds and large patio are an outstanding feature of “ Ulara “ , having been well planted and enjoying a high degree of seclusion as well as being featured in Innishannon's “ Gardens & Galleries “ , while to the front, the tarmac gated driveway is bordered in shrubbery with side access to the rear garden. In summary, this wonderful property is guaranteed to appeal to those looking for a home in walk in condition. Offering an exemplary home for every stage of family life while providing a blend of contemporary living that would satisfy all requirements of modern living.

BER

kWh/m²/yr

kgCO₂/m²/yr

Disclaimer – Note the above particulars are confidential, and are given on the strict understanding that all negotiations shall be conducted through this firm. Every care has been taken in their preparation, but we do not hold ourselves responsible for any inaccuracies. Paddy Murray Auctioneers Ltd - Registered in Ireland. Company Reg. No. 432552. Registered office 67 South Main Street, Bandon, Co Cork – Directors: Paddy Murray, Damien Murray. V.A.T No. 9647570G

ACCOMMODATION

Porch	2.72	X	1.93	Window to front & side, tiled flooring, front door
Hallway	7.15	X	2.02	Tiled flooring, stairs to first floor, radiator.
Living	3.58	X	4.57	Marble fireplace with solid fuel stove, built in units, timber flooring, door to hall, double doors to dining.
Dining	4.55	X	3.52	Window to side, timber flooring, radiator, radiator, double doors to sunroom.
Kitchen / Dining	5.30	X	6.03	Built in units & island unit, integrated hob & oven, tiled surround, tiled flooring, spot lighting, wood pellet stove, radiator, double doors to sunroom.
Sunroom	5.55	X	4.76	Timber flooring, radiator, double doors to patio, radiator.
Bedroom	3.09	X	3.49	Timber flooring, Bay window to front, radiator, built in wardrobes, radiator.
Bathroom	2.41	X	1.88	Fully tiled, WC, WHB, window to side, electric shower, radiator.
Pantry L Shaped	1.93	X	2.44	Plumbed for washing services, sink, oil boiler.
	3.03	X	1.55	
Garage	3.60	X	5.18	Up & over roller door, double doors to garden, door to kitchen, WC, WHB.
Garden Room	5.18	X	2.15	Tiled flooring, sliding door to garden.
FIRST FLOOR				
Landing	4.50	X	2.71	Timber flooring, built in sliding robes, hotpress.
Guest WC	1.04	X	1.08	WC, WHB
Bedroom Two	3.72	X	2.80	Built in wardrobes, radiator, timber flooring, dormer window to front.
Ensuite	1.11	X	2.36	WC, WHB, electric shower.
Bedroom Three	2.42	X	3.19	Timber flooring, dormer window to front, radiator.

Bedroom Four

3.16 X 7.10

Built in wardrobes, built in sliding robes, radiator, window to front & rear, walk in wardrobe.

Bathroom

3.45 X 2.07

WC, WHB, bath, shower, fully tiled, velux window, towel rail.

Master Bedroom

5.36 X 4.03

Picture window to garden, timber flooring, radiator, built in sliding robes, recessed lighting.



