

**OM2**  
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**Macroom**  
**Cork**  
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## **12 Ard Na Greine, Kilnagourteen, Macroom**

### **Starting Bid: €345,000.00**



For sale by OM2 via the [iamsold Bidding Platform](#)

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](#). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Nestled in a quiet and peaceful cul-de-sac of just 13 detached homes, this exceptional four-bedroom detached residence sits on a generous site with stunning views over Macroom town and the scenic Sullane Valley.

Ideally located within walking distance of Macroom Town Centre, the property enjoys easy access to a wide range of local amenities.

Inside, the home offers bright and spacious living accommodation, with well-proportioned rooms throughout. All four bedrooms are generously sized doubles, making it ideal for family living or those seeking additional space.

The south-facing rear garden features a large patio area and there is also overflow parking to the front as this is at the end of the Cul De Sac.

The added bonus is of course the attic which can easily be converted into 2 more bedrooms

and a bathroom if one so wishes.

Presented in superb condition, this home is fully fitted and ready for immediate occupancy, requiring no additional expenditure which is a fantastic bonus.

#### Location

Macroom Town Centre, located less than 2km from the property, offers a wealth of amenities including primary and secondary schools, cafes, restaurants, pubs, gyms, medical centres, and major supermarkets such as Dunnes Stores, Lidl, Aldi, and SuperValu. The picturesque Macroom Castle Demesne with its scenic riverside walk and golf club provides an ideal spot for leisure and recreation

#### Accommodation

Concrete drive and lawn at the front.

Entrance porch - Double glazed PVC sliding door, tiled floor.

Hallway - Solid teak front door and side panel, carpet, decorative coving, radiator, blinds, alarm.

Sitting Room - Large spacious sitting room with big window, ornate fireplace, fitted mahogany alcove unit, decorative coving, carpet, blinds, curtains, radiator.

Kitchen/Dining - Spacious and bright, fitted kitchen with generous work top area, integrated oven, hob, extractor hood, fridge, freezer, tiled floor, part tiled walls, patio door to south facing patio, curtains, blinds, radiator, fitted corner unit.

Utility - Tiled floor, fitted units, work top, plumbed for washing machine and dryer, fitted corner unit and boiler.

Bedroom 1 - To front, carpet, curtains, blinds, fitted wardrobe, vanity unit, radiator.

Bedroom 2 - To front, carpet, curtains, blinds, fitted wardrobe, vanity unit, radiator.

Bedroom 3 - To rear, carpet, curtains, blinds, fitted wardrobe, ensuite with ivory coloured ware, stand in electric shower, radiator, tiled walls glazed windows, blinds.

Bedroom 4 - To rear, carpet, curtains, blinds, radiator, shelving.

Bathroom - Fully tiled, ivory coloured ware, blinds, radiator, fitted press.

Rear Garden - South facing, not overlooked, walled in, very private, rockery with shrubs, dual gated access from front, steel shed (6smq), lawn.

Attic - Spacious attic which could be easily converted into 2 further bedrooms and a bathroom. Centrally located access from spacious hallway framework already in situ. Total Attic GILA: c. 13.5m x 5m.

Additional details:

Total Floor Area c. 122 sqm  
Mains Services  
BER D2 / BER No. 118917079

TO VIEW OR MAKE A BID Contact OM2 or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

Entrance porch  
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Hallway  
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Sitting Room  
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Kitchen/Dining  
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Utility  
Tiled floor, fitted units, work top, plumbed for washing machine and dryer, fitted corner unit and boiler.

Bedroom 1  
To front, carpet, curtains, blinds, fitted wardrobe, vanity unit, radiator.

Bedroom 2  
To front, carpet, curtains, blinds, fitted wardrobe, vanity unit, radiator.

Bedroom 3  
To rear, carpet, curtains, blinds, fitted wardrobe, ensuite with ivory coloured ware, stand in

electric shower, radiator, tiled walls glazed windows, blinds.

#### Bedroom 4

To rear, carpet, curtains, blinds, radiator, shelving.

#### Bathroom

Fully tiled, ivory coloured ware, blinds, radiator, fitted press.

#### Rear Garden

South facing, not overlooked, walled in, very private, rockery with shrubs, dual gated access from front, steel shed (6smq), lawn.

#### Attic

Spacious attic which could be easily converted into 2 further bedrooms and a bathroom. Centrally located access from spacious hallway framework already in situ.