

# Cohalan Downing

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## Ardskeagh, Ballyhea, Charleville, Co. Cork



**FOR SALE BY PRIVATE TREATY**

Country house on 23 Acres Approx. New Build (unfinished).

The property is approached by winding driveway broadening onto a large forecourt with magnificent country views.

Comprising over 6,000sq ft over two floors incorporating double garage.

Located about 2 miles from Charleville off the Buttevant/Charleville Road.

Lands are presently laid out in pasture.

Architecturally designed. Planning References: 06/5350

**Viewings Strictly By Appointment With Joint Agents**

**DETACHED**

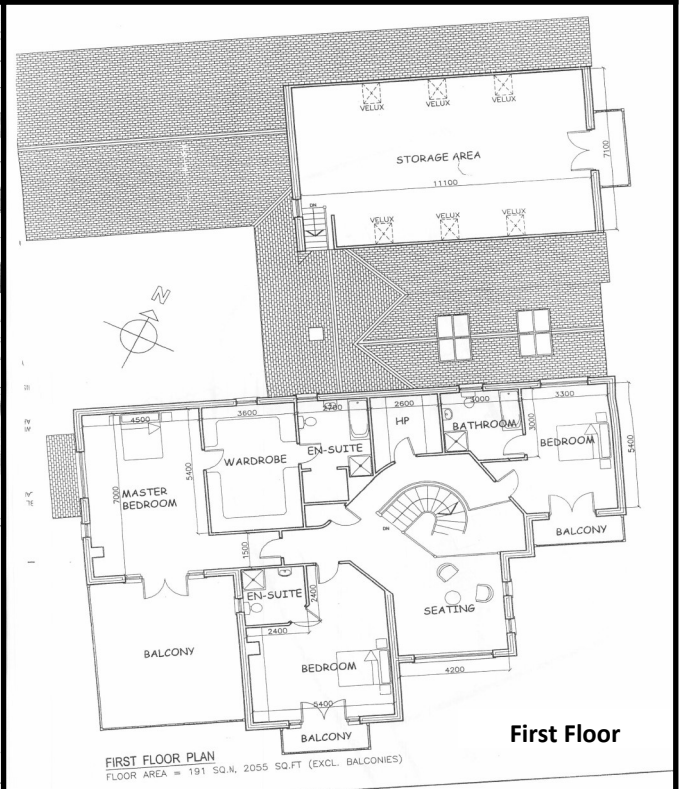
**6 BED**

**6,000 sq ft (approx.)**

Agent: Maurice Cohalan  
Phone: 087 2555790



**FOR IDENTIFICATION PURPOSES ONLY—NOT TO SCALE**



**Accommodation (All Measurements Are Approx. & For Guidance Purposes)**

Entrance Hall	8.53m x 5.18m (28' x 17')
Sitting Room	6.53m x 5.44m (21'5" x 17'10")
Living Room	6.05m x 5.49m (19'10" x 18')
Kitchen Dining Room	12.2m x 5.18m (40' x 17')
Utility Room	4.27m x 3.05m (14' x 10')
Guest WC	2.44m x 1.83m (8' x 6')
Office	5.23m x 3.43m (17'2" x 11'3")
Bathroom	2.57m x 2.24m (8'5" x 7'4")
Reception Room	4.98m x 4.2m (16'4" x 13'9")
Corridor	3.35m x 0.91m (11' x 3')

**Upstairs**

Master Bedroom	10.97m x 7.92m (36' x 26')
Bedroom 2	6.1m x 18 (20' x 18)
Bathroom 3	66m x 2.6m (12' x 8'6")
Bathroom	3.66m x 2.34m (12' x 7'8")

**Upstairs access not available, no stairs**

Room 3	8.53m x 5.18m (28' x 17')
Room 4	12.2m x 5.18m (40' x 17')



Messrs. Cohalan Downing & Sherry Fitzgerald Walsh, for themselves and for the vendors of this property whose agents they are, give notice that:

(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has Sherry Fitzgerald Walsh authority to make or give any representation or warranty whatever in relation to the property.

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