



CO. CORK | Atlantic House, Coast Road, Myrtleville, P43 PP97





021-427 5079

Lisney

Nestled on a beautiful coastal site in Myrtleville, Lisney are delighted to present Atlantic house to the market offering a unique opportunity to acquire a three bedroomed detached bungalow extending to approx. 160 Sqm (1,722 Sqft). This spectacular property was architecturally remodelled and cleverly designed to ensure all living accommodation is orientated to benefit from a south facing aspect ensuring maximum sunlight throughout the day. Located on the southern side of the Coast Road, Atlantic house was originally on show at the Cork International exhibition of 1902 in what is now known as Fitzgerald park. On closing at the end of October 1903 all the buildings were dismantled and auctioned. Atlantic house was subsequently transferred to Myrtleville and rebuilt in a spectacular location with panoramic views of the Atlantic Ocean and surrounding coastline.

The accommodation extends to entrance porch, spacious reception hallway, open plan kitchen/dining area, living room, three double bedrooms, family bathroom, conservatory, utility room, guest bathroom and a garage with roller doors all at ground floor level. The conservatory is cleverly designed allowing sun all day long and is the perfect spot for outdoor dining on the patio whilst taking in the picturesque setting overlooking the harbour. There is a small yard which can be accessed off the utility room and a door leading back onto the main road. There is a separate double detached garage to the west of the property providing plenty of parking space, storage or indeed potential conversion to a home office. Heating is by means of oil-fired central heating and there is a wood stove burner located in the living area which provides ambience as well as warmth. The property benefits from triple glazed windows throughout.

Atlantic House sits on a private elevated site of approx. 0.3 acres and offers exceptional views overlooking the surrounding coastline, Roches Point and Ringabella Bay. The property is within minutes' walk from the popular Bunnyconnellan's Restaurant and is positioned on a private elevated site near Myrtleville Beach enjoying uninterrupted views of the Southern Coastline and features mature shrubs and planting throughout. There is an attractive timber decking with glazed balcony which goes the full length of the property and steps down into the garden offering mature planting, shrubs and hedges. There is a high sound absorbing fence fronting the road which runs along the garden and offers extreme privacy.

Atlantic House is a short drive from Crosshaven and Carrigaline and is approximately 21km south from Cork City centre with quick and easy access to the N28 road.



Features

- Panoramic sea views overlooking Cork Harbour
- Extensive site of approx. 0.3 acres
- Triple Glazed Windows & Doors
- Full length external terrace overlooking the sea
- Manicured and lawned gardens to side & rear
- Detached double garage.

Price: €850,000

Accommodation

ENTRANCE PORCH: 1.26m x 1.45m Welcoming entrance porch finished in black and white vinyl flooring.

RECEPTION HALL: 2.35m x 2.63m Spacious reception hall finished in solid beech flooring and light fitting.

OPEN PLAN KITCHEN/DINING: 5.31m x 4.55m Accessed from either the hall or living room, this room offers panoramic sea views overlooking the Harbour with plenty of natural light flowing throughout. The kitchen is fully fitted with floor and eye level units to include large standalone fridge/freezer, dishwasher, ceramic sink, double oven, hob and extractor, as well as display cabinets offering plenty of storage space. The dining area is finished with solid beech flooring and again particularity bright with large windows overlooking the rear garden and decking as well as offering magnificent views of the Atlantic Ocean.

LIVING ROOM: 5.17m x 4.55m A beautiful tastefully decorated living area which is accessed via double doors off the kitchen. This room offers plenty of natural light and a big picture window overlooking the decking and magnificent views. Finished with solid beech flooring, wood stove burner and light fittings.

CONSERVATORY: 4.53m x 3.91m This room was extended and built on to the original house in 1991 offering magnificent views of the Atlantic Ocean. With extended ceiling height, this relaxing room is flooded with natural light and benefits from large windows that wrap around the conservatory with triple glazed windows and finished in with vinyl flooring.

UTILITY: 3.74m x 2.15m Fully fitted utility room located off the Conservatory, this room is plumbed for washing machine and vented for tumble dryer. There is a Belfast sink and work top area with storage press and light fitting to complete this room. Door leading to front yard.

GUEST BATHROOM: 2.70m x 1.76m tiled shower cubicle, toilet and sink and finished in solid beech flooring.

MASTER BEDROOM: 5.31m x 4.58m Commanding sea views overlooking the Southern Coastline, this master double bedroom has two fitted storage units, fireplace and is fully carpeted.

BEDROOM 2: 3.95m x 3.76m Another fine Double bedroom located to front of the property, built in wardrobe and finished with carpet flooring.

BEDROOM 3: 3.78m x 3.01m Located to the side of property this is another fine sized double bedroom finished with carpet flooring.

FAMILY BATHROOM: 3.79m x 1.61m Located off the landing this family bathroom has a bathtub, sink and toilet. Finished with solid beech flooring.

GARAGE: 4.16m x 3.98m Attached to the main house, this garage is located off the conservatory and offers plenty of storage and parking space.

DETACHED GARAGE: 5.20m x 4.20m Located a few meters to the west of the property this double garage is accessed via a sliding door, finished with a concrete floor and provides excellent parking space for two cars and storage.

OUTSIDE

Atlantic house sits on a private elevated site of approx. 0.3 acres and offers exceptional views overlooking the surrounding coastline and Roches Point. The property is accessed off the Coast Road and there is a high sound absorbing fence which runs along the garden and offers extreme privacy. There is an attractive timber deck external terrace with glazed balcony which goes the full length of the property and steps down into the garden. To the rear and side garden planting includes: Catnips, Calamagrostis Karl Foerster, New Zealand Sedge, Virginia Creeper and Agapanthus Flowers. Breath-taking views overlooking the Atlantic Ocean ensures exceptionally tranquillity and privacy.

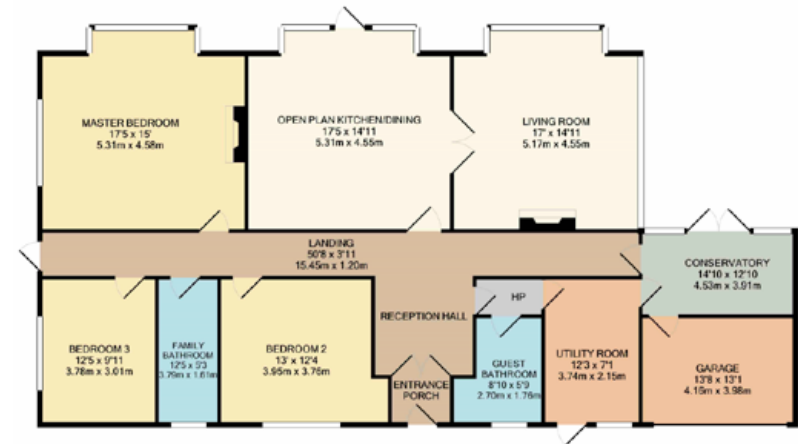




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FLOOR PLANS

Not to scale - for identification purpose only.



GROUND FLOOR

CORK OFFICE

1 South Mall,
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DUBLIN OFFICE

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BER INFORMATION

BER Rating: C3
BER Number: I08745274
EPI: 206.7 kWh/m²/yr.

EIRCODE

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

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