



The Four Fountains

Ballinora, Waterfall, Cork

Lisney | Sotheby's
INTERNATIONAL REALTY

The Four Fountains, Ballinora, Waterfall, Cork

The Four Fountains in Waterfall is an impressive five-bedroom, six bath detached property offering generous living accommodation throughout on an enclosed site of approx. 0.4 acres. Constructed in 1975, this exquisite residence is accessed directly off Curraheen road with pillars and driveway to front, ensuring both privacy and security for its occupants. The property spans approximately 236 sqm (2,540 sq ft), providing ample space for a comfortable and sophisticated lifestyle. This additional living space on the ground floor has its own separate access which could be ideal for young adult children, an au-pair and or grandparents whichever suits their needs best.

The accommodation in brief extends to a welcoming porch, entrance hall, living room, open plan kitchen/dining, utility, two bedrooms both offering ensuite bathrooms which completes this level. The second floor comprises two spacious bedrooms with both offering ensuite bathrooms. The ground floor comprises a fifth bedroom with two bathrooms, sauna, open plan kitchen/dining and a conservatory which offers plenty of natural sunlight. The residence itself is heating by oil fired central heating, mains water and septic tank.

Situated near the charming village of Waterfall, this property benefits from an array of vibrant communities of Ballincollig and Bishopstown. This beautifully maintained five-bedroom residence offers the ideal balance of countryside calm and city convenience. The location is particularly attractive to families, with excellent schools, CUH, UCC, Cork city, Wilton Shopping centre, CastleWest shopping centre and local GAA facilities. This makes it an ideal setting for those seeking a blend of rural tranquillity and community engagement. There is quick and easy access to the N40 South link road and Cork Airport and Business Park.

Overall, The Four Fountains, Waterfall, Co. Cork, represents a unique opportunity to acquire a property that combines space, privacy, and practicality in a desirable location. With its impressive features, modern conveniences, and extended site size, it stands out as an ideal family home for those looking to trade up in the area, offering the best of both worlds: rural charm and easy access to amenities

Viewing is highly advised to appreciate this historic and truly unique property.

Features

- Spacious residence offering 2,540 sq ft on 0.4 acres
- Four bedrooms offering ensuite bathrooms
- Double glazed windows
- Oil central heating
- Driveway with ample parking
- Convenient access to the N40 & N22 road networks



Accommodation

Entrance Hall: Welcoming entrance hallway with varnished timber flooring and light fitting.

Kitchen/Dining: Located off the living room, this kitchen offers floor and eye level units with countertop space and built in cupboards for extra storage. The dining area benefits from a directly west facing aspect offering plenty of natural light flowing into the room, finished with neutral tiled flooring and light fitting.

Living Room: This cosy living area offers modern comforts with a large, picturesque window overlooking front of property. Finished with a functional stove burner and timber flooring.

Bedroom 3: A spacious double bedroom with windows overlooking rear garden and agricultural fields, finished with linoleum flooring and light fitting.

Ensuite: A three piece suite to include a modern bathroom offering a built-in shower unit, WC and wash hand basin fully tiled.

Bedroom 4: A spacious double bedroom offering front garden, finished with linoleum flooring and light fitting.

Ensuite: A two-piece suite to include WC and wash hand basin finished in tiled flooring.

Utility: Located off the landing this functional utility area offers double doors to front and is plumbed for washer/dryer with floor and eye level fitted cupboards, finished in timber flooring and light fitting.

Second Floor

Master Bedroom: The master bedroom located on the second floor is finished with carpet flooring and light fitting.

Ensuite: This ensuite bathroom offers a three piece suite to include bathtub with shower unit overhead, WC and wash hand basin, finished with tiled flooring and walls, light fitting.

Bedroom 2: A spacious double bedroom with carpet flooring and light fitting.

Ensuite: This ensuite bathroom offers a three-piece suite to include corner fitted shower unit, WC and wash hand basin with built in presses, finished with tiled flooring and partially tiled walls, light fitting.

Ground Floor

Bedroom 5: This double bedroom located on the ground floor has timber flooring and light fitting.

Guest Toilet: A two-piece suite to include WC and wash hand basin, tiled flooring.

Bathroom: This family bathroom offers a three-piece suite to include bathtub with shower unit overhead, WC and wash hand basin, finished with tiled flooring and walls, light fitting.

Sauna: Located directly off the family bathroom, this cosy sauna is finished with timber flooring and walls creating the perfect ambience.

Open plan kitchen/dining: A spacious open plan kitchen/dining area offering modern neutral tones with floor and eye level units. There is a large window overlooking the rear patio. The dining

area offers double doors leading into the conservatory and is finished with tiled flooring.

Conservatory: A spacious and bright conservatory room with double doors leading to side garden and rear patio area, finished with tiled flooring.

Outside: The Four Fountains sits on an extensive site of approximately 0.4 acres with the front and side gardens benefiting from a directly southwest facing aspect remaining bright and sunny throughout the day. Accessed off the Curraheen road, the front offers ample parking with a garden shed for storage space. The new homeowners may look at installing electric gates to enhance the overall privacy of this home. This residence is in an excellent location offering an abundance of amenities close by as well as convenient access to the N40 and N22 road networks. The property is approx. 11km west of Cork city centre, 3.5km from Ballincollig town centre and 11km from Cork Airport and business park.

Price

€575,000

BER Information

BER: TBC

Eircode

T12 K243



OFFICES

55 South Mall,
Cork, T12 RR44
T: 021 427 8500

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700



lisneysir.com

FLOOR PLANS Not to scale - for identification purpose only.

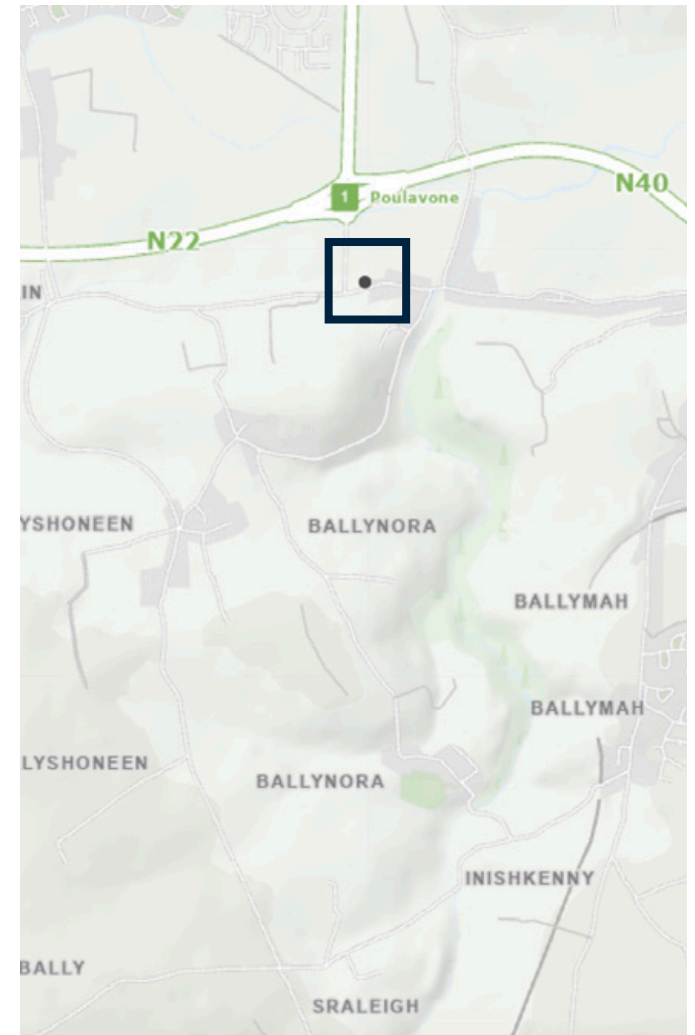
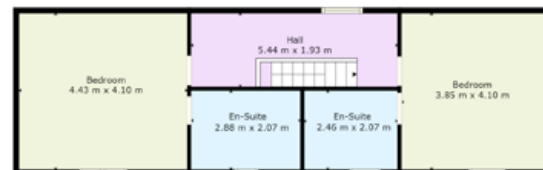
Ground Floor



First Floor



Second Floor



Copyright © Taitte Éireann - Surveying
Licence No. CTA5042359.

Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

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 Sotheby's International Realty, 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 Sotheby's International Realty 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 Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, 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 Sotheby's International Realty. 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.

