

20 The Beeches, Woodville, Glanmire, Cork. EE



ERA Downey McCarthy Auctioneers are delighted to present to the market this immaculately maintained and superbly positioned architect designed fourbedroom townhouse in the muchacclaimed development of Woodville, Glanmire, Co. Cork.



AMV €265,000 PSRA Licence No. 002584



Accommodation

Reception Hallway 6.31m x 1.87m An open porch with canopy allows access to a teak door with glass panelling. This in turn allows access into the reception hallway. A bright and spacious reception hallway offers attractive décor throughout. Features include tiled flooring, one centre light piece, two smoke alarms, one radiator, two power points, a thermostat control for the heating and a telephone point. The area has extensive enclosed under stair storage and accessed off the hallway is a guest w.c. Guest W.C The guest w.c. has a two-piece suite, tiled flooring and one window overlooking the front of the property. There is one centre light piece, one wall mounted light piece, one extractor fan and a radiator. A superb room has a feature floor to ceiling height window Living Room 4.57m x 3.74m to the front of the property. The room has laminate timber flooring, an attractive fireplace with granite hearth and gas

insert. Other features include one centre light piece, one radiator, six power points, one phone point, television point

and a carbon monoxide alarm.

• Kitchen/Dining

3.7m x 5.67m

A superb open plan kitchen/dining area features modern high gloss cream fitted units at eye and floor level in an Lshape with extensive worktop counter and a tiled splash back. The room has tiled flooring throughout, one window to the rear of the property with Venetian blind and a PVC door with glass panelling allows access to a decking area. The room has two centre light pieces, one radiator, eleven power points and the kitchen includes an integrated oven, hob, extractor fan, washer/drier, dishwasher and a bowl and a half stainless steel sink.



The stairs and landing have been fitted with new carpet flooring throughout.

A superb main bedroom has one window to the front of the property with a curtain rail and curtains. The room has carpet flooring and built-in units from floor to ceiling. There is one radiator, six power points, one television point, one telephone point and a thermostat control for the heating.



The en-suite bathroom features a two-piece suite with a corner shower area. The room has attractive tiling, one centre light piece, one extractor fan and one radiator.

A superb double bedroom has attractive décor and includes two windows to the rear of the property. The room has new carpet flooring, built in units from floor to ceiling, one centre light piece, one large radiator and four power points.



- Stairs and landing- first floor
- Bedroom 1 4.0m x 3.74m

- En Suite 1
- Bedroom 2

3.68m x 3.76m

•	Bedroom 3	2.27m x 2.81m	A large single room has one window to the front of the property providing panoramic views over the green area and the surrounding countryside. The room has new carpet flooring, attractive décor, one centre light piece, built-in units from floor to ceiling, one radiator and four power points.
•	Main Bathroom	2.53m x 1.84m	The bathroom features a four-piece suite with a corner shower area including a Mira Elite ST electric shower. The area has tiling on the floor, surrounding the shower area and surrounding the bath. There is one window to the rear of the property, one centre light piece, a wall mounted light piece, one radiator, one extractor fan and wall mounted storage space.
•	Stairs and landing- second floor		A full staircase from the first floor landing allows access to the second-floor landing area.
•	Bedroom 4	5.2m x 3.7m	A magnificent bedroom suite features four Velux windows with integrated blinds to the front of the property flood this room with natural light. The room has attractive neutral décor with newly fitted carpet flooring, built-in units from floor to ceiling, one centre light piece, one large radiator and four power points.
•	En Suite 2		The en-suite features a three piece suite including a corner shower. The area has tiled flooring, tiling around the shower, one centre light piece, one extractor fan and one radiator.

Features

- 1453 Sq Ft/ 135 Sq M
- Built in 2006
- BER B2
- Architect designed four-bedroom townhouse
- Two en-suite bathrooms
- Large rear garden
- Fronting onto a green area
- Double glazed windows
- Modern fitted kitchen
- New carpet flooring throughout

Directions

Please see eircode T45 V578 for directions.



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