

20 The Beeches, Woodville, Glanmire, Cork. 



ERA Downey McCarthy Auctioneers are delighted to present to the market this immaculately maintained and superbly positioned architect designed four-bedroom townhouse in the much-acclaimed 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.
 - Living Room 4.57m x 3.74m
A superb room has a feature floor to ceiling height window 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 L-shape 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.



- Stairs and landing- first floor

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

- Bedroom 1 4.0m x 3.74m

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.



- En Suite 1

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.

- Bedroom 2 3.68m x 3.76m

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.



