

## 1 The Orchard, Woodville, Glanmire, Cork



ERA Downey McCarthy are delighted to present No. 1 The Orchard in Woodville. No. 1 benefits from being in a small, exclusive estate designed to make the most of its mature woodland setting and Woodville certainly has ample open green areas and majestic oak and beech trees. It is ideally situated within easy access to all essential amenities .



€275,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.0m x 2.0m  
A fine spacious hallway with a very attractive tile floor. Double doors lead into the front room and solid doors lead into all downstairs rooms.
- Living Room 3.68m x 3.81m  
The living room has a bay window looking out over the front of the property with fitted blinds and curtains. Other features of the room include an open fireplace with attractive surround, one centre light fitting and solid wooden flooring.



- Guest W.C 1.5m x 1.4m  
Features of the guest W.C include one W.C, one wash hand basin, tile floor, globe light fitting and a extractor fan.
- Kitchen 3.83m x 4.1m  
Very well fitted kitchen units at eye and floor level, the kitchen has an oven, hob and space for a washing machine and dishwasher. A double drainer sink is neatly positioned under a window that looks out to the back garden. The kitchen has a tile floor and one centre spot light fitting.



- Dining Area 4.26m x 2.91m  
The L-shape kitchen Dining area is very bright and spacious. Double doors allow access to the rear patio area and a window also overlooks the rear providing the area with extensive natural daylight. Features include one centre light fitting, solid wooden floor and a radiator.



- Stairs & landing

The stairs are fully carpeted and lead to the first floor landing. Solid doors lead to all rooms from the landing. Access to the attic is gained from the first floor landing.

- Bedroom 1                      3.6m x 3.3m

Master Bedroom comes with an en suite bathroom and it is a double room to the front of the property. The room has a built-in wardrobe, carpet flooring, radiator and centre light fitting.



- Bedroom 2                      3.08m x 3.47m

Bedroom 2 is a spacious double room to the back of the property. The room has a built-in wardrobe, carpet flooring, radiator and centre light fitting.

- Bedroom 3                      4.09m x 2.7m

Spacious single bedroom that has a velux window for light, one radiator, light fitting and carpet flooring.

- Main Bathroom                2.1m x 1.9m

The main bathroom has a fully tiled floor and a fully tiled wall around the bath, W.C, wash hand basin, mirror, shaver light, extractor fan and a frosted window overlooks the front.

- Ensuite in Master bedroom 3.6m x 1.0m

Shower, w.c. wash hand basin.

## Features

- 1,128 Sq FT Approx.
- Built in 2005
- Natural Gas fired central heating
- Top Quality fitted kitchen
- Attractive village architecture
- Regency doors throughout
- 10 years structural guarantee
- Quality bathroom fittings
- PVC double glazed windows

## Directions

Please see Eircode T45 RW10

## Outside



Viewing:  
BER: B3



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