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For Sale by Private Treaty

59 Foxwood, Rochestown, Cork T12 E1RH



Pretty as a picture and neat as a pin; it may be lazy to use such well worn similes to describe this lovely home but if the shoe fits...

This warm and inviting 3-bedroom semi-detached has been beautifully maintained and improved by the current owner occupiers with small and subtle improvements over the past 3 years. The rear garden faces south and has a separate stand-alone space that is currently used as a gym but would be perfect as a home office.

Foxwood is an established estate with excellent facilities within walking distance including a primary school, the commercial centre in Mount Oval Village and Garryduff sports facility. It is well serviced by public transport and is close to the South Ring road network.

Viewing comes highly recommended.

SEMI DETACHED HOUSE 3 BED - 3 BATH 113 sqm (1,216 sqft)



Agent: Jackie Cohalan Phone: 087 642 7555

Accommodation

Ground Floor

Entrance Hallway

Solid walnut floor

Guest WC 2.02m x 0.53m

Fully tiled wall and floor, wc & wash hand basin

4.99m x 3.73m **Living Room**

Solid walnut floor, bay window with fitted plantation shutter and fitted storage, multi fuel stove with cast iron surround

Family Room 3.85m x 3.27m

Solid oak wooden floor, French doors to rear garden

Kitchen/Dining 5.58m x 2.76m

Polished porcelain tile floor, eye and floor level units with integrated fridge/freezer, dishwasher, Miele induction hob & separate oven, granite worktop

Utility Room 1.28m x 1.44m

Polished porcelain tile floor, plumbed for washing machine and dryer, door to side garden

First Floor

Master Bedroom 4.17m x 3.59m

Carpet flooring, full length slide robes

3.09m x 0.76m **En Suite**

Fully tiled with electric shower unit, wc, wash hand basin with underneath storage press

4.32m x 3.20m **Bedroom 2**

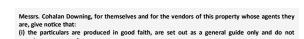
Wood flooring, fitted wardrobes, bay window with fitted plantation shutters

Bedroom 3 2.82m x 2.52m

Wood flooring, built in wardrobe unit

Bathroom 2.00m x 1.85m

Fully tiled wall with bath unit, wc, wash hand basin



constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or representation or warranty whatever in relation to the property LICENCE NO. 001641







