

For Sale by Private Treaty**15 Pembroke Heights, Pembroke Wood, Passage West, Co.Cork T12 PV0D**

15 Pembroke Heights is a fabulous three-storey detached house that has been beautifully maintained and cared for by its owner occupiers.

This well-appointed property has a cosy sitting room as well as a spacious open plan kitchen/dining/living room.

The first-floor hosts a double bedroom with lovely views as well as two single bedrooms and family bathroom. The second-floor is taken by an airy main bedroom with ensuite.

The highlight of this property is undoubtedly the generous side and rear south-facing garden which is completely private and offers scope for further expansion to increase the size and allure of the property.

Passage West has the ambiance of a quaint village but is easily accessible to the many conveniences and amenities of Douglas and Carrigaline.

DETACHED HOUSE
4 BED - 3 BATH
143 sqm (1,539 sqft)



Agent: Jackie Cohalan
Phone: 087 642 7555

Viewings Strictly By Appointment

Accommodation

Ground Floor

Hallway 4.36m x 1.08m + 1.57m x 1.00m

Tile floor covering.

Living Room 6.03m x 3.09m

Wood floor covering.

Guest W.C. 2.03m x 1.17m

Tile floor covering, W.C. And wash hand basin.

Laundry Room 3.15m x 1.71m

Kitchen/Dining Area 4.24m x 4.99m

Range of fitted kitchen appliances, tile floor covering.

Sunroom 4.67m x 3.91m

Wood floor covering, patio door to rear garden.



First Floor

Bedroom 1 3.15m x 4.47m

Wood floor covering, fitted wardrobes

Bedroom 2 2.93m x 2.49m

Wood floor covering

Bedroom 3 2.96m x 2.39m

Wood floor covering

Bathroom 2.17m x 2.64m

Tiled floor, wash hand basin, w.c and bath with shower.



Second Floor

Master Bedroom 4.33m x 4.99m

Carpet floor covering and fitted wardrobes

Ensuite 2.07m x 2.21m

Tiled floor, wash hand basin, w.c and shower



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:
(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract,
(ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.
LICENCE NO. 001641