



## 25 Summerfield's, Cobh, Co. Cork

**P24D634**

Asking Price: €330,000



DOUGLAS NEWMAN GOOD  
**DNG**  
**SPILLANE**



## DESCRIPTION

DNG Spillane Cobh are delighted to present to the open market this impeccably presented and well-appointed four-bedroom semi-detached property that is No. 25 Summerfield's.

This property is located in a sought-after low density residential enclave and has accommodation comprising of four bedrooms, master en-suite, fully fitted family bathroom on the first floor with a spacious living room, fully fitted kitchen/ dining room, utility, interconnecting family room, and guest WC on the ground floor. It is evident once you enter this property that it has been finished to an exceptionally high standard by its current owners with features to include, fitted wardrobes, zoned gas central heating, tastefully decorated, lean to storage shed to the side elevation, quality wooden floors to mention a few. Outside is no less impressive with a beautiful enclosed private garden to the rear with patio ideal for 'al fresco' dining. This property is flawless, in turnkey pristine condition and within easy access of Cobh town centre, schools and recreational amenities. This is truly a beautiful home in a beautiful setting and ready for immediate occupancy by its lucky new homeowner. Book your private viewing appointment today.



## ACCOMMODATION

**Entrance Hall** 2.56m x 3.90m (8'5" x 12'10").

Tiled flooring, carpet to stairs and landing

**Kitchen/ Dining** 3.05m x 3.1m (10' x 10'2").

Fully fitted kitchen, gas hob, electric oven, tiled flooring, tiled splash, interconnecting utility room

**Dining Room** 5.08m x 3.4m (16'8" x 11'2").

Tiled flooring, interconnecting to family room

**Utility Room** 1.5m x 1.75m (4'11" x 5'9").

Fitted units, plumbed for washing machine,

**Family room /sunroom** 3.09m x 4.89m (10'2" x 16'1").

Timber flooring, French doors leading to the rear garden

**Living Room** 3.96m x 4.93m (13' x 16'2").

Timber flooring, open fire with cast iron insert and timber surround

**Guest WC** 1.65m x 1.65m (5'5" x 5'5").

Tiled flooring, wash basin & wc

## First Floor

**Bedroom one** 3.58m x 3.58m (11'9" x 11'9").

Master Bedroom, timber flooring, built in wardrobes, ensuite bathroom

**Ensuite Bathroom** 1.78m x 1.5m (5'10" x 4'11").

Electric shower, tiled around shower, wash basin & Wc, tiled flooring

**Bedroom two** 3.48m x 3m (11'5" x 9'10").

Timber flooring, built in wardrobes

**Bedroom three** 3.1m x 3.05m (10'2" x 10').

Timber flooring, built in wardrobes

**Bedroom four** 3m x 2.87m (9'10" x 9'5").

Carpet flooring, built in wardrobe

**Bathroom** 1.83m x 1.93m (6' x 6'4").

Shower, tiled around shower, tiled flooring wash basin & WC

## KEY FEATURES

- Gas heating
- Built in wardrobes
- patio area to rear
- lean to storage shed to the side elevation
- located within a low-density development
- close to amenities
- Stira door to attic, attic floored
- Feature composite front door

## BER DETAILS

BER:

BER No:

Energy Performance Indicator: kWh/m2/yr

## ASKING PRICE

Asking Price: €330,000





## FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

Donna Ryan-Pender MIPAV TRV MMCEPI  
021 4812397 / 0858622249  
donndngspillane@gmail.com



PSL No. 2276

DNG Spillane for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) Any intending purchasers or tenants must not rely the descriptions, dimensions, references to condition nor necessary permissions for use and occupation as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG Spillane has any authority to make or give representation or warranty whatsoever in relation to this development. DNG Spillane accept no liability (including liability to any prospective purchaser or lessee by reason of negligence or negligent misstatement) for loss or damage caused by any statements, opinions, information, or other matters (expressed or implied) arising out of, contained in, or derived from, or for any omissions from this brochure.