



10 The Avenue
Woodville, Glanmire

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10 The Avenue, Woodville, Glanmire

10 The Avenue, Woodville is an exceptional four-bedroom detached residence presented in superb turnkey condition, offering modern family living in one of Glanmire's most sought-after residential developments. Occupying a generous site of approximately 0.12 acres, this impressive home combines stylish interiors, energy efficiency, and a highly convenient location, making it an ideal choice for growing families and discerning purchasers alike.

Boasting a coveted B2 energy rating, the property has been carefully maintained and upgraded to an excellent standard throughout. The heart of the home is the bright and spacious open-plan kitchen, dining, and living area, designed to meet the demands of contemporary family life. This welcoming space provides the perfect setting for everyday living and entertaining, with an abundance of natural light creating a warm and inviting atmosphere. Complementing this is a separate lounge, offering a cosy retreat for relaxation or a more formal reception space.

The accommodation extends to four well-proportioned bedrooms, all thoughtfully designed to maximise comfort and functionality. The bathrooms have been recently renovated and are beautifully presented, featuring high-quality finishes and modern fittings that enhance the overall appeal of the home.

Externally, the property continues to impress. A private driveway provides off-street parking for two cars, while the beautifully maintained gardens offer a wonderful outdoor environment for both adults and children to enjoy. The rear garden is particularly attractive, benefiting from a high degree of privacy and providing the perfect space for outdoor dining, gardening, or simply unwinding in peaceful surroundings.

Location is another key feature of this outstanding property. Situated just a three-minute drive from Glanmire, residents can enjoy easy access to an excellent range of schools, shops, restaurants, sports clubs, and local amenities. Cork City Centre is approximately 15 minutes away, making daily commuting straightforward and convenient. The nearby South Link Road network and Jack Lynch Tunnel can be reached within minutes, providing excellent connectivity to all parts of Cork and beyond.

Features

- B2 Ber rating
- Gas fired central heating
- Private site
- Driveway for parking
- Well finished throughout







Accommodation

Living Room: Open plan layout with solid wood flooring, double door leading to family room. Overlooking rear garden, bright and spacious.

Family Room: Wood flooring, dual aspect window, marble fireplace and overlooking the garden.

Kitchen/ Utility Room: Tiled floor with modern kitchen and granite worktop. Access to rear garden. Utility is tiled with good storage.

Wc: Fully tiled with two piece suite.

Bedroom: Large double bedroom with carpet flooring, walk in wardrobe, bright and spacious.

Ensuite: Fully tiled, 2 piece suite, modern vanity, electric shower.

Bedroom: Large single room, carpets and built in wardrobes.

Bedroom: Double bedroom, carpets and built in wardrobe.

Bedroom: Large double bedroom , carpet flooring and built in wardrobe.

Bathroom: Fully tiled, 3 piece suite with rain drop shower, modern vanity unit.

BER Information

BER: B2

BER No: 115186934

Eircode

T45 Y897





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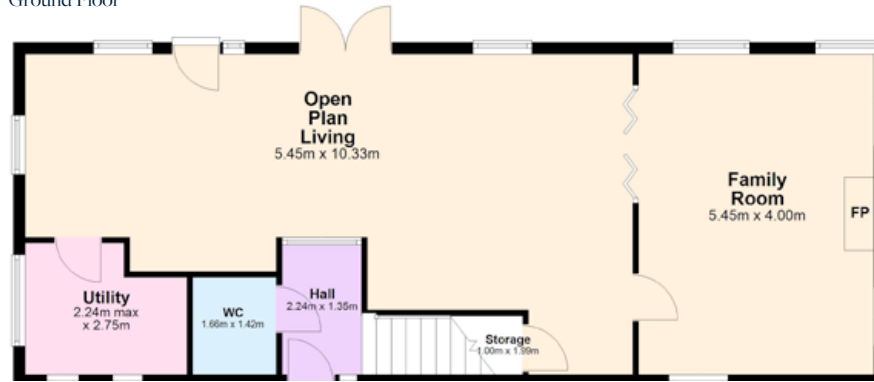
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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