

25 The Beeches, Woodville, Glanmire, Cork **BER B2** T45 K882



ERA Downey McCarthy are delighted to present to the market this superb five bedroom detached property situated within the prestigious estate of Woodville, Dunkettle. Finished to an extremely high standard throughout, the property is ready for immediate occupation and is sure to please all viewers. The property benefits from its positioning within a quiet cul de sac overlooking a large green area.



€425,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.9m x 3.5m

A teak door with glass side paneling allows access to the reception hallway. This fantastic dual aspect hallway offers windows to the front and side of the. The area has impressive modern tiled flooring, 8 ft high ceilings and there is extensive enclosed storage beneath the stairs and this area is fully tiled.

- Guest W.C

The guest w.c. features a two piece suite and is finished with modern tiling from floor to ceiling. There is one window to the side of the property.

- Living Room 5.2m x 4.6m

A superb room has a feature floor to ceiling window overlooking the front of the property giving fantastic views over the surrounding countryside. The room has high quality oak timber flooring, two centre light piece, one large radiator and an impressive granite fireplace with a solid fuel insert stove.



- Kitchen/Dining Room 6.3m x 8.2m

Steps from the reception hallway lead to a landing area and from here access is gained to the kitchen/dining area.



The spacious L-shape room offers a dual aspect with multiple windows facing the rear of the property and one window to the side of the property.

The room boasts a top quality, high gloss fitted kitchen with extensive units in an L-shape and contrasting granite worktops with a tile splash back. The kitchen includes an integrated oven, hob, extractor fan, fridge freezer and dishwasher.

- Utility Room 1.6m x 2.4m

The utility has tile flooring throughout and a continuation of the high gloss fitted units at eye and floor level. A teak door with glass paneling allows access to the side of the property. The area is plumbed for a washing machine, has space for a drier and six power points.

- First floor stairs and landing 3.9m x 3.5m

The stairs and landing to the first floor is fully carpeted. Features include one centre light piece and one window to the side of the property.

- Bedroom 1 5.0m x 4.6m

A superb double bedroom has a feature window from floor to ceiling at the front of the property that includes roller blinds. The room has a luxurious décor throughout which includes an impressive array of built-in units from floor to ceiling and carpet flooring.



- En-Suite Bathroom

The en-suite bathroom features a double shower area with a Triton mains operated shower. The room has impressive tiling from floor to ceiling with attractive border tiles.

- Bedroom 2 2.9m x 3.5m

A large double bedroom has two windows overlooking the front of the property. The room has been tastefully decorated and offers high quality carpet flooring.

- Bedroom 3 3.9m x 4.6m

This large room has two large windows overlooking the rear garden. The room has built-in units from floor to ceiling.

- Bedroom 4 3.1m x 4.1m

A magnificent double bedroom has two windows to the rear of the property both including roller blinds. The room has impressive built-in units from floor to ceiling.

- Family Bathroom 2.4m x 1.9m The family bathroom features a three piece suite with modern tiling from floor to ceiling and one window to the side of the property..
- Walk-in storage Located off the landing area this room has carpet flooring and could serve a multitude of uses.
- Second floor stairs and landing 4.0m x 3.6m The stairs and landing to the 2nd floor have been fully carpeted. A Velux window overlooks the front of the property.
- Bedroom 5 4.6m x 4.6m A magnificent bedroom suite located to the front of the property features four Velux windows all including black out blinds The room has built-in units from floor to ceiling.
- En-Suite 2 This en-suite bathroom has a double shower area with a Triton pump action shower and impressive tiling throughout.
- Attic/Storage Area Carpeted steps from the landing area allows access to the attic/storage area. This room has been carpeted throughout, has one wall mounted light piece and a door from here allows access to a different walk-in attic space which has been floored.

Features

- BER B2
- Built in 2006
- Approx. 2,540 Sq.Ft.
- Prestigious sought after development
- Immaculately presented five double bedroom detached property
- Modern high gloss fitted kitchen
- Large rear rear garden
- Two en-suite bathrooms with high quality tiling
- Gas fired central heating
- Ideally positioned within a quiet cul de sac overlooking a green area

Directions

Please see the Eircode T45 K882 for directions.



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