

For Sale by Private Treaty

4 River View Place, Glenbrook, Passage West, Co. Cork T12 EF6N



A superb home occupying an elevated position with striking views of the River Lee. This house, built c.2006, has all the benefits and charm of a period property but all the creature comforts of a new build. The high ceilings add a wonderful sense of space and the layout across 3 floors is perfect for maximising the stunning water vista. The rooms are well proportioned and in excellent condition. A private parking area, suitable for two cars, is situated across from the house. There is a picturesque patio area to the front where you can while away the hours observing the gorgeous riverscape and to the rear of the property is a small yard.

Glenbrook is a quiet community, nestled between the villages of Passage West and Monkstown, with plenty of amenities including marina, sailing school, coffee shop, golf club, and tennis club as well as primary schools and other local conveniences.

**END OF TERRACE
3 BED—3 BATH
144sqm (1,550sqft)**

BER C1

**Agent: Jackie Cohalan
Phone: 087 6427555**

Viewings Strictly By Appointment

Accommodation

Ground Floor

Entrance Hall

With tiled floor

Family Room (3.8m x 3.4m)

With tiled flooring, gas fireplace, large window with water views

Kitchen/Dining Room (4.7m x 3.2m)

With tiled flooring, eye and floor level oak units, integrated fridge freezer, oven & hob, plumbed for dishwasher

Guest wc

With tiled flooring

Utility (1.3m x 1.7m)

With tiled flooring, plumbed for washing machine and dryer

First Floor Return

Bathroom (1.3m x 2.9m)

With tiled flooring, wood panelling, bath with shower overhead, sink & wc

First Floor

Lounge (3.8m x 5.2m)

With wood flooring, fitted stove, large windows with shutters and water views

Bedroom 3 (3.6m x 3.3m)

With wood flooring, storage area, feature wood panelled wall

Second Floor

Bedroom 1 (3.8m x 4.6m)

With wood flooring, fitted wardrobes, large feature window with water views

Ensuite (2.0m x 1.7m)

With wood flooring, tiled shower and splashback, wood panelling, sink & wc

Bedroom 2 (3.8m x 3.2m)

With wood flooring

