

**59 Meadow Grove, Westwood, Ballea Road, Carrigaline, Co. Cork P43 YE09**



**FOR SALE BY PRIVATE TREATY**

Situated in a quiet cul-de-sac overlooking a green area this mature detached awaits its new owners.

Built c.2001 this simple but well-laid out home has 3 bright reception rooms, generous kitchen/dining area and 4 good-sized bedrooms, all with plenty of built-in storage.

The property is in good condition throughout with plenty of potential for effortless enhancement.

The private rear garden, which faces west, hosts a large patio area, raised bedding and seated areas.

**DETACHED**

**4 BED - 3 BATH**

**1,722sq ft (160sqm)**

**BER C1**

**Viewings Strictly By Appointment**

**Agent: Jackie Cohalan  
Phone: 087 642 7555**

## ACCOMMODATION

### Entrance Hall

Spacious entrance Hall with tile floor covering.

### Living Room

(4.5m X 3.8m)

Carpet floor covering, cast iron fireplace with fitted gas fire, Granite hearth and wood surround, cornicing, double doors leading into Family Room.

### Family Room

(3.8m x 3.6m)

Carpet floor covering and cornicing.

### Kitchen

(4.1m X 6.5m)

Linoleum floor covering, Oak shaker doors, eye and floor level units, double oven with separate hob, integrated fridge freezer, integrated dishwasher, small island unit and patio door to rear garden.

### Utility

(1.6m x 1.3m)

Tiled floor covering, plumbed for automatic machines.

### Study

(2.7m X 3.2m)

Carpet floor covering.

### Guest W.C.

(0.9m X 1.5m)

Tiled floor covering, W.C. wash hand basin.

## First Floor

### Master Bedroom /Bedroom 1 (4.1m X 3.3m)

Six door fitted wardrobes, carpet floor covering.

### Ensuite

(1.3m X 2.5m)

Linoleum floor covering, tiled shower area, electric shower, W.C., wash hand basin with splashback.

### Bedroom 2

(4.1m x 3.0m)

Six door fitted wardrobe, carpet floor covering.

### Bedroom 3

(3.2m x 2.2m)

Four door fitted wardrobe, painted floor-boards,

### Bathroom

(2.3m X 2.4m)

Linoleum floor covering, bath with electric shower overhead, tiled area to bath, W.C. wash hand basin.

### Bedroom 4

(4.2m X 2.7m)

Carpet floor covering, four door fitted wardrobe.

## Features

- > Gas heating



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