

BER A3



4 Feirm Bawn
Doughcloyne, Cork City

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INTERNATIONAL REALTY

4 Feirm Bawn, Doughcloyne, Cork City

This exceptional four-bedroom detached residence measuring 1,359.4 sq ft (126.3 sq mt) is situated within an exclusive development of just five homes, offering an impressive combination of space, quality and contemporary family living. Beautifully presented throughout, the property enjoys an attractive outlook over a generous green area to the front.

The accommodation is bright and spacious. A large living room features solid oak flooring, excellent built-in storage and views over the green. To the rear, an impressive extended kitchen/dining room forms the heart of the home. The solid wood kitchen is complemented by quartz worktops, a Belfast sink, Rangemaster cooker and substantial island, with ample space for family dining.

Double doors lead to a beautifully landscaped rear garden featuring a porcelain-tiled patio and raised garden, ideal for outdoor entertaining. A generous utility room and guest WC complete the ground floor.

Upstairs are four well-proportioned bedrooms. The principal bedroom overlooks the green and benefits from fitted wardrobes and an en-suite, while a family bathroom serves the remaining bedrooms.

There is off-street parking for two cars and an EV charging point. Cork city centre, CUH, Wilton Shopping Centre, Cork Airport, schools, shops, restaurants and major road networks are all within easy reach.

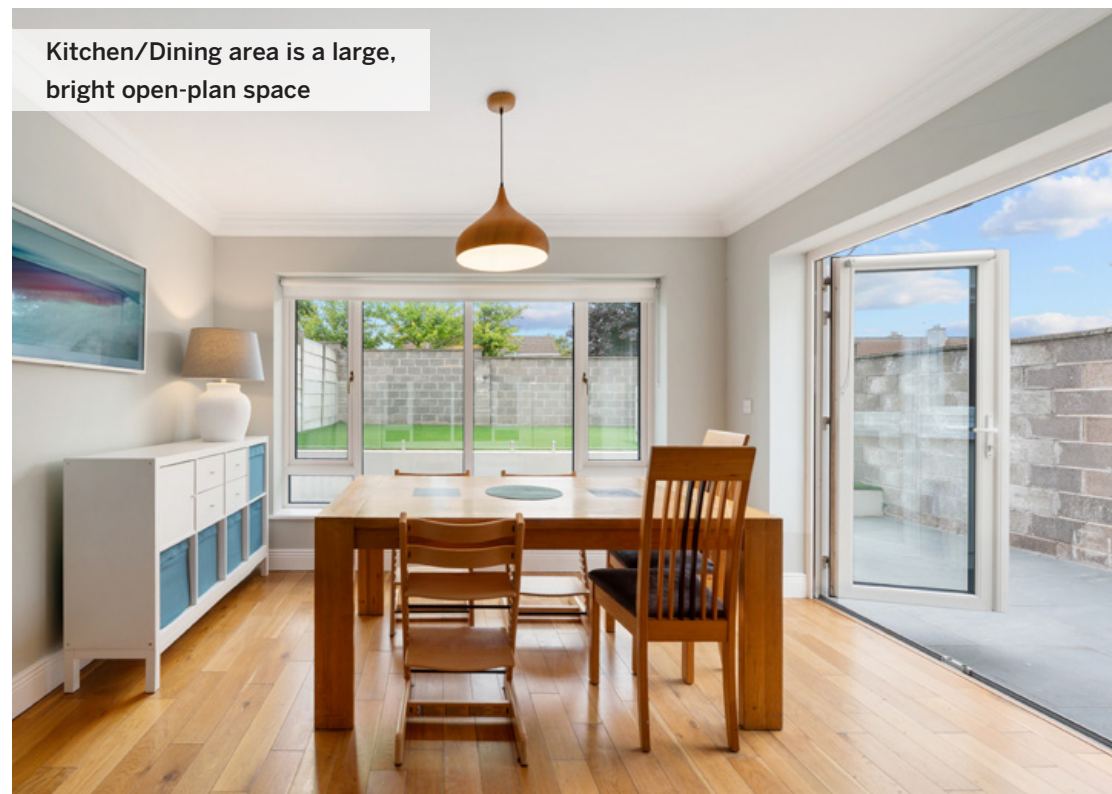


Features

- Superb location – less than 1km from CUH, Wilton Shopping Centre, School and the main link roads; 3.5km from Cork City centre and 6km from Cork Airport
- Rare opportunity to acquire a detached four-bedroom home in an exclusive development of just five houses
- Energy-efficient A3 BER rating
- Large, bright open-plan kitchen and dining area, extended to create a fantastic family and entertaining space with direct access to the garden
- Large landscaped rear garden with porcelain patio and raised lawn
- Four good-sized bedrooms, with fitted wardrobes and en-suite to the main bedroom
- Exceptional storage throughout – extensive built-in solid oak storage in the living room, and separate utility room
- Premium solid wood kitchen with quartz worktops, Belfast sink, Rangemaster and substantial island
- High end finishes throughout, including solid oak flooring and teak staircase
- Overlooking a large green area to the front, with additional visitor parking
- Off-street parking for two cars with EV charger



Kitchen/Dining area is a large, bright open-plan space





Services

The property is serviced by mains water. Heating is controlled via gas central heating. High speed broadband is available.

Security

This property has both fire alarms and CCTV security systems.

General Remarks & Stipulations

Tenure & Possession

The property is offered for sale freehold by private treaty with vacant possession given upon completion.

Plans, Areas & Schedules

These are based on the Ordnance Survey of Ireland and are for reference only. All measurements are approximate only. They will be deemed to have been checked by prospective purchasers who will have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

Wayleaves, Easements & Rights of Way

The property is offered for sale, subject to and with the benefit of all rights of way, either public or private, all wayleaves and easements whether specifically mentioned or not.

Legal

Solicitor with Carriage of Sale Philip Egan and Solicitors. The property is offered for sale Freehold with full vacant possession upon any sale completion and subject to and with the benefit(s) of all matters of rights of way which affect the property.

BER Information

BER A3
BER NO: 110602588
EPI: 58.38 kWh/m²/yr

Eircode

T12 FKT1





Landscaped raised garden
and porcelain patio.

FLOOR PLAN Not to scale - for identification purpose only.

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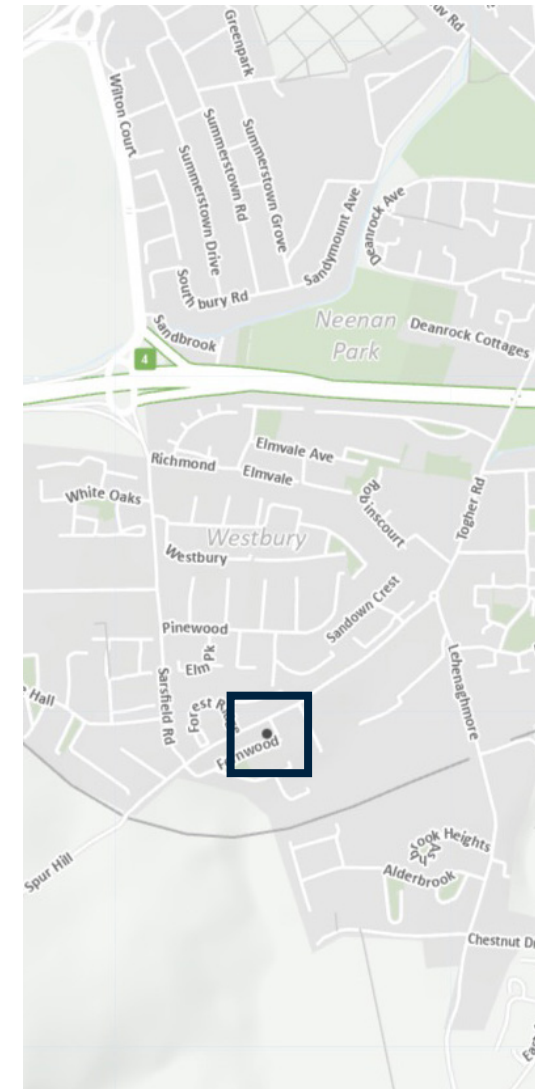
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