

29 Woodlawn, Tramore Road, Togher, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this beautifully presented 3 bedroom family home which benefits from the addition of a superb extension to the rear of the property.

This combined with its excellent positioning within this mature residential development, offering easy access to the N40 road network, Wilton and Cork city centre and its close proximity to all local amenities makes this the ideal home for the discerning purchaser.



AMV: €250,000

PSRA Licence No. 002584

Accommodation

- Porch & Reception Hallway 4.59m x 1.74m

A sliding door allows access to the porch area. The porch has tile flooring, one centre light piece and allows access to a composite front door with stained glass centre and side paneling. This in turn allows access into the reception hallway.

This bright, spacious reception hallway is presented with superb décor throughout. The area has high quality solid timber flooring, one centre light piece, one radiator cleverly disguised behind a radiator cover, two phone points, one power point and access to the guest W.C is gained from this area.

- Guest W.C

The guest W.C has a two piece suite. The area has impressive tiling on the floor and from floor to ceiling. Features include one centre light piece and an extractor fan.

- Living Room 4.95m x 3.41m

A spacious main living room has one window to the front of the property which includes a curtain rail, curtain and net blind. The room has superb solid timber flooring which has been sanded and varnished to a high quality finish, one centre light piece, four power points and one radiator behind an attractive radiator cover. Other features include a cast iron fireplace with granite hearth, timber surround and a gas insert.



- Lounge/Dining Area 2.47m x 4.83m

A versatile room which could serve a multitude of uses such as a formal dining area or an additional living area/home office area. The room has fantastic décor with solid timber flooring, two centre light piece, one large radiator and built-in storage from floor to ceiling. There are six power points, one phone point and an open arch from the room allows access into the extended kitchen area.



- Kitchen

3.5m x 4.6m

This generous rear extension is fitted with beautiful white high gloss units at eye and floor level and impressive tile flooring. The area is flooded with natural light with two large velux roof windows, one window overlooking the rear of the property and a PVC door with glass paneling allows access out to the rear garden. The kitchen has an extensive granite worktop counter with tile splash back and integrated mosaic tiling. Other features include a stainless steel sink with drainer unit, an American-style fridge freezer, one radiator, fourteen power points, an electric range and an integrated dishwasher. The area has plumbing for a washing machine, space for a drier, an integrated extractor fan, recess spot lighting and a solid walnut breakfast bar.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring throughout. The area has impressive décor, one centre light piece and a hot press area which is shelved for storage. A Stira staircase allows access to the attic which is fully floored and is currently used for storage.

- Bedroom 1

3.92m x 3.38m

A superb double room has one window to the front of the property which includes a curtain rail, curtains and a net blind. The room is beautifully presented and offers an impressive array of modern built-in units from floor to ceiling, laminate timber flooring, wall mounted shelving, one large radiator and four power points.


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| • Bedroom 2 | 3.72m x 3.38m | A spacious double room has one window overlooking the rear of the property which includes a curtain rail, curtains and a net blind. The room has magnificent modern décor with high quality modern fitted units from floor to ceiling, impressive laminate timber flooring, one large radiator, one centre light piece, two power points and wall mounted shelving. |
| • Bedroom 3 | 2.3m x 2.43m | A large single room has one window to the rear of the property including a net blind, a curtain rail and curtains. Features include laminate timber flooring, one centre light piece, one radiator and two power points. |
| • Main Bathroom | 2.18m x 1.18m | The family bathroom features a three piece suite incorporating a Triton T80z electric shower fitted over the bath. The bathroom has timber flooring which is hand painted, timber paneling surrounding the bath and tiling from floor to ceiling surrounding the shower area. Features include one centre light piece, built-in storage, one wall mounted light and one radiator. |
| • Attic | 3.42m x 3.66m | The attic is fully floored and has carpet flooring. Timber paneling surrounds the entire roof and walls. The area has one velux window overlooking the rear of the property, recess spot lighting and two power points. Storage is also gained from here into the eaves of the roof. |

Features

- 88 Sq. M / 947 Sq. Ft
- BER Pending
- Gas fired central heating with a recently installed boiler
- Double glazed windows
- Modern stylish décor
- New high quality fitted kitchen with extensive storage space

Directions

Please see Eircode T12 X6P2 for directions.

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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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