

16 WILLOWMERE ROCHESTOWN ROAD CORK



FOR SALE BY PRIVATE TREATY

A most impressive and superbly presented family home enjoying practical well laid out accommodation situated within a quiet cul de sac in this highly sought-after development.

No. 16 has been tastefully extended and upgraded to include all of the comforts a family home could warrant including bright and spacious accommodation.

Willowmere is a deservedly popular and highly sought after residential development where properties rarely come to the market. The property is within walking distance of neighbourhood shops and a variety of amenities including a good bus service. This is an ideal opportunity to acquire a well-presented family home within easy reach of the city centre.

DETACHED

5 BED—2 BATH

2,410 sq.ft. (223.9 sq.m.)

BER E1

Agent: **Malcolm Tyrrell**
Phone: **0872554116**

Viewings Strictly By Appointment With Sole Agency

Accommodation

Ground Floor

Entrance Hall

Guest Toilet

WC, wash hand basin, tiled floor.

Double doors from hallway to;

Family Room

5.4m x 3.2m

cast iron fireplace, cornicing and recessed ceiling lights.

Kitchen / Breakfast Area

6.1m x 3.7m

Built in eye and ground level units, integrated appliances including double oven, fridge freezer, electric hob, extractor, microwave, dishwasher, sink unit, double doors out to conservatory.

Utility Room

2.5m x 2.1m

Fitted presses, stainless steel sink unit, plumbed for automatic machines, door out to rear garden.

Dining Room

3.7m x 2.9m

Corniced ceiling, double doors to conservatory.

Lounge Room

6.3m x 3.9m

Marble fireplace with cast iron insert, corniced ceiling, recessed lighting, double doors to conservatory.

Conservatory

(5.7m x 3.0m plus 5.1m x 2.0m)

Norman Pratt conservatory finished in hardwood double glazed glass throughout, quarry tiled flooring, double doors out to garden.



First Floor

Bedroom 1

2.9m x 2.4m

Fitted wardrobe and shelving.

Bedroom 2

3.9m x 2.8m

Double wardrobes.

Bedroom 3

3.8m x 2.8m

Bedroom 4

2.8m x 2.7m

Main Bathroom

2.4m x 1.7m

Bath, fitted electric shower, wash hand basin, wc, fully tiled floor and walls.

Master Bedroom

4.4m x 3.2m

Double fitted wardrobes.

Ensuite

3.2m x 1.7m

4 piece suite, bath, wash hand basin, wc and bidet.

Outside

- Mature gardens and parking area to front.
- Landscaped gardens with patio.
- Pond area to the rear.
- The entire is very private and mature.

Notes

Mains

Oil fired central heating

PVC double glazed windows

Built 1976

Extended 1988 and 1995

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