

## Willowmeade, Model Farm Road, Cork



**FOR SALE BY PRIVATE TREATY**

Located at the western end of the Model Farm Road is "Willowmeade"; a property with great privacy, now waiting for a new family to enjoy all that it has to offer.

A wonderful 0.71 acre site of mature shrubs and award winning roses surrounds this fine four bedroom family home of approx. 2,174 sq.ft. Built circa 1976 the property has been exceptionally maintained over the years.

Accommodation throughout is generously proportioned and neutrally decorated. There is obvious, but not necessary, potential for expansion to the rear of the property bringing the house further into the attractive gardens.

**DETACHED**

**4 BED**

**202 sq.m / 2,174 sq.ft.**

**plus Garage**



Agent: **Suzanne Tyrrell**  
Phone: **086 607 9200**

**Viewings Strictly By Appointment With Sole Agency**



## ACCOMMODATION

### Entrance Hall 3.35m x 2.76m

A bright hall with cornice ceiling. Carpet floor covering.

### Lounge Room 6.5m x 4.25m

White marble fireplace, cornice ceiling, centre rose, carpet floor covering, two large picture windows overlooking the front gardens.

### Dining Room 4.26m x 3.54m

Cornice ceiling, carpet floor covering, service hatch through from kitchen

### Inner Hall

Cloak cupboards and storage, stairs to first floor, sliding patio door to rear garden area, Guest Toilet

### TV Room / Play Room 3.50m x 3.36m

Cornice ceiling. Carpet floor covering. Dual aspect windows.

### Kitchen 3.34m x 2.87m

Fitted eye and ground level units finished in light oak, integrated appliances including Bosch dishwasher, Hotpoint fridge, Creda cooker with ceramic hob, extractor unit, stainless steel sink unit, ceramic tiled floor, part tiled walls.

### Utility 3.24m x 2.26m

Fitted presses, plumbed for automatic machines, stainless steel sink unit, storage cabinets, ceramic tiled floor, door to side of house. Connecting door through to double garage.

### Double Garage 6.25m x 5.52m

Two 'up and over' doors. Door and window to rear garden.

## FIRST FLOOR

### Master Bedroom 7.76m x 3.51m

Incorporating main bedroom, dressing area with floor to ceiling fitted wardrobes, and built in dressing table, carpet floor covering.

**En-suite Shower Room** Corner shower unit (electric shower), wash hand basin and toilet

### Bedroom 2 4.26m x 2.88

Double fitted wardrobes

### Bedroom 3 3.32m x 2.79m

Fitted wardrobes and overhead storage

### Bedroom 4 4.23m x 3.49m

### Main Bathroom 3.34m x 2.43m

Bath, wash hand basin and toilet

### Landing Walk-in Airing Cupboard 2.26m x 1.84m

## OUTSIDE

Beautiful established garden offering complete privacy and an abundance of mature trees and shrubs including Weeping Willow, Holly trees, fruit trees, Roses, Cherry Blossom, climbing Wisteria to name but a few.

## FEATURES

- Oil fired central heating. Separate boiler room located adjacent to utility room.
- PVC Double Glazing
- House was built in 1976



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