

17 The Courtyard, Woodville, Glanmire, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superb, architect designed, three bedroom end-of-terrace property within the much-acclaimed development of Woodville, Dunkettle Glanmire.



AMV: €225,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 1.95m x 2.3m
- Guest W.C 1.8m x 1.5m
- Open Plan kitchen/dining/living area 5.9m x 7.3m

The reception hallway features tile flooring, one radiator, one centre light fitting, one smoke alarm and a door allows access into the guest w.c.

The guest w.c. has a two piece suite, tile flooring, one radiator, one centre light fitting, one extractor fan and one window to the front of the property. An L-shape room 5.9m x 2.3m

The kitchen features modern high gloss fitted units at eye and floor level in an L-shape with an extensive worktop counter and tile splash back. The room has a dual aspect with one window facing the front of the property and the other facing the rear courtyard. Both windows include blinds, curtain rails and curtains. The kitchen includes an integrated hob, extractor fan, fridge freezer, dishwasher, stainless steel sink, recess spot lighting, one radiator and twelve power points.



The living area has a superb window to the side of the room that fills the area with natural light. The room has laminate timber flooring, recess spot lighting, a feature fireplace with an electric insert, one radiator, eight power points, one television point and one telephone point.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring throughout and at the top of the landing there is a large open plan space with a feature window overlooking the courtyard setting. This window includes a curtain rail, curtains and blinds. The area here at the top of the landing could be used as a home office workspace. The area incorporates a phone point, two power points, two light fittings and one radiator. A walk-in storage area is also accessed off the landing.

- Bedroom 1 3.6m x 3.7m

A large double bedroom that has one window to the rear of the property which includes a curtain rail, curtain and blind. The room has carpet flooring, one centre light piece, one radiator, six power points, two television points and one telephone point. A door from the room allows access into a walk-in wardrobe.



- Walk-in Wardrobe 1.8m x 1.8m

This room has carpet flooring, one centre light piece as well as hanging and storage space.

- En-Suite 1.8m x 1.7m

The en-suite features a two piece suite and a corner shower area. Features include one window overlooking the front of the property, one centre light piece, one extractor fan, one radiator and tiling throughout.

- Bedroom 2 3.0m x 3.9m

A superb double bedroom with one window to the front of the property including a curtain rail and curtain. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one radiator and six power points.



• Bedroom 3 2.36m x 2.7m

A single room that has one window to the rear of the property including curtain rail and curtain. The room has carpet flooring, one radiator, one centre light fitting and four power points.

• Main Bathroom 3.0m x 1.7m

The family bathroom features a three piece suite. The area has impressive tiling throughout, one window to the front of the property with Venetian blind, one radiator, one centre light piece and one extractor fan.

Features

- 99.82 Sq.M / 1,074 Sq.Ft
- BER B3
- Built in 2008
- GFCH
- Double glazed windows
- Much sought-after residential development

Directions

Please see Eircode T45 HW93 for directions.



Garry O'Donnell
60 South Mall, Cork
087 752 2244
garry@eracork.ie

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.



€225,000

PSRA Licence No. 002584