

64 Crawford Woods, Church Hill, Glanmire, Cork



ERA Downey McCarthy auctioneers are delighted to bring to the market this elegantly presented three bedroom semi-detached property in the much acclaimed development of Crawford Woods, Church Hill, Glanmire. The property has been painstakingly finished throughout with an extremely high level of attention to detail lavished on the property.



€265,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.63m x 2.52m

A composite door with glass side paneling allows access to the main reception hallway. The hallway is immaculately maintained with attractive décor throughout which includes magnificent tile flooring and impressive coving surrounding the ceiling and centre light piece. There is one large radiator, one smoke alarm, two power points, one telephone point, one thermostat control for the heating and an alarm control point.

- Guest WC

Located off the hallway the Guest WC has a two piece suite, with a tile splash back surrounding the sink. The area has tiled flooring, one centre light piece, one extractor fan and one radiator.

- Living Room 3.89m x 3.41m

A spacious main living room has one window facing the front of the property which has been fitted with a venetian blind, curtain rail and curtain. The room has been impressively decorated with attractive coving surrounding the ceiling and centre light piece.

The room has magnificent walnut laminate timber flooring, an impressive open cast iron fireplace with granite hearth and marble surround, one centre light piece, one smoke alarm, one radiator, eight power points, one TV point and one telephone point.



- Kitchen/Dining Area 3.45m x 6.2m

A large kitchen/dining area features modern units at eye and floor level in an L shape. The area has an extensive worktop counter and tile splash back. The kitchen includes an integrated extractor fan, space for a cooker and plumbing for a washing machine and dish washer. There is a stainless steel sink and one window looks to the rear of the property with curtain rail and curtain. The room itself has been attractively decorated with tile flooring throughout, two centre light pieces and attractive coving surrounding the entire room. The room offers extensive dining space, one large radiator, fifteen power points, one television point, one telephone point and a sliding door with curtain rail, curtain and blind

allows access to the maintenance-free decking and back yard garden.



- Stairs and Landing

The feature hand painted and contrasting stained staircase has been fitted with a carpet thread. The landing has been immaculately maintained with impressive décor and is carpeted throughout. There is one centre light piece, coving surrounding the ceilings and centre light piece, one smoke alarm, two power points and a hot press area which is shelved for storage. Access to the attic is gained from this area.

- Master Bedroom 3.3m x 3.94m

A superb master bedroom has one window to the rear of the property including a curtain rail and curtains. The room has coving surrounding the ceiling and centre light piece, fantastic walnut laminate timber flooring and an impressive array of fitted slide robes units which add extensive storage space. There is one centre light piece, one radiator, six power points, one television point, one telephone point and a door allows access to an en suite bathroom.



- En Suite

The en suite bathroom features a two piece suite with a double corner shower area. The room has impressive tiling from floor to ceiling, one window to the side of the property with venetian blind, one centre light piece, one extractor fan, one radiator and the shower area has a Triton electric shower fitted.

