

For Sale by Private Treaty**2 Woodlands Montenotte, Cork T23T6FV**

An impressive detached double fronted family residence in pristine decorative order throughout. Located just 1.5km from St. Lukes cross and 2.2km to MacCurtain Street; this is a fine mature location within very close proximity to Cork city centre and excellent schools such as Christians College and Scoil Mhuire.

The accommodation is bright and spacious with high quality fitted furniture throughout the property. With 3 first floor double bedrooms plus two attic rooms, (presently used as bedrooms). These rooms could be repurposed as a home office, playroom or hobby rooms.

To the front there is a driveway finished in Liscannor stone with low maintenance garden. Side entrance to the rear.

The garden to the rear has a sunny south and west facing aspect and is not overlooked.

No. 2 Woodlands is an excellent detached house in a mature location very convenient to city and main roads.

The quality of the finish throughout the property really needs to be seen to be fully appreciated

DETACHED
5 BEDROOMS/3 BATH
2,483sq.ft. (230.67sq.m.)



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Accommodation

Entrance Hall

Double doors leading into inner hall.
Travertine tiled marble flooring throughout, Hall, Kitchen Dining Areas and Utility.

Guest Toilet

W.C., wash hand basin.

Living Room/Dining Room (8.94m X 3.96m)

Magnificent room with corniced ceiling, recessed lighting, very fine white marble fireplace with cast iron Georgian style insert, fitted display unit with space for TV, part panelled walls, double doors through to Kitchen/Dining Area.

Kitchen/Dining Area (3.71m X 3.53m) + (5.03m X 5.97m) (43sqm approx.)

A really superb Glenline fitted kitchen with centre island, Travertine tiled marble flooring, integrated appliances including; American fridge, gas hob, Neff double oven, dishwasher. Pull out larder unit, Belfast sink, gas fired 4 oven, extensive range of quality units, cabinets, storage and display. Recessed lighting.

Utility Room (1.69m X 1.52m)

Travertine tiled marble flooring, plumbed for automatic machines, fitted cabinets, gas central heating unit and door out to side of house.

Study/Playroom (4.73m X 2.80m)

Superb Oak fitted unit incorporating desk area, shelving, storage and display, recessed lighting.

First Floor

Main Bathroom (2.86m X 2.35m)

Incorporating bath, wash hand basin, W.C., shower unit with electric shower fitted, heated towel rail, fully tiled floor and walls, recessed lighting.

Bedroom (3.76 X 2.95m)

Double fitted wardrobes.

Bedroom (3.28m X 3.99m)

Double fitted wardrobes incorporating drawer units, recessed lighting.

Landing

Hot Press with double doors

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Master Bedroom (4.29x 3.80m)

Ensuite Shower Room (2.07m x 1.68m)
Shower, wash hand basin, W.C.

Dressing Room (2.89m X 2.77m)
Completely fitted with high quality wardrobes incorporating hanging area, storage and display.

Attic Area

Landing Area

Room 1 (4.34m X 3.57m)
Storage presses and drawer units, Velux roof lights, hardwood flooring.

Room 2 (3.85m X 3.63m)
Storage presses and drawer units, Velux window.

Features

- > Gas central heating
- > PVC double glazed windows
- > All doors and stairs constructed by Cecil Woodford
- > Carpets and curtains included in sale
- > Built 1998/1999 by McInerney Construction

Solicitors

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