

Beautiful 4 bedroom semi-detached house on large private site

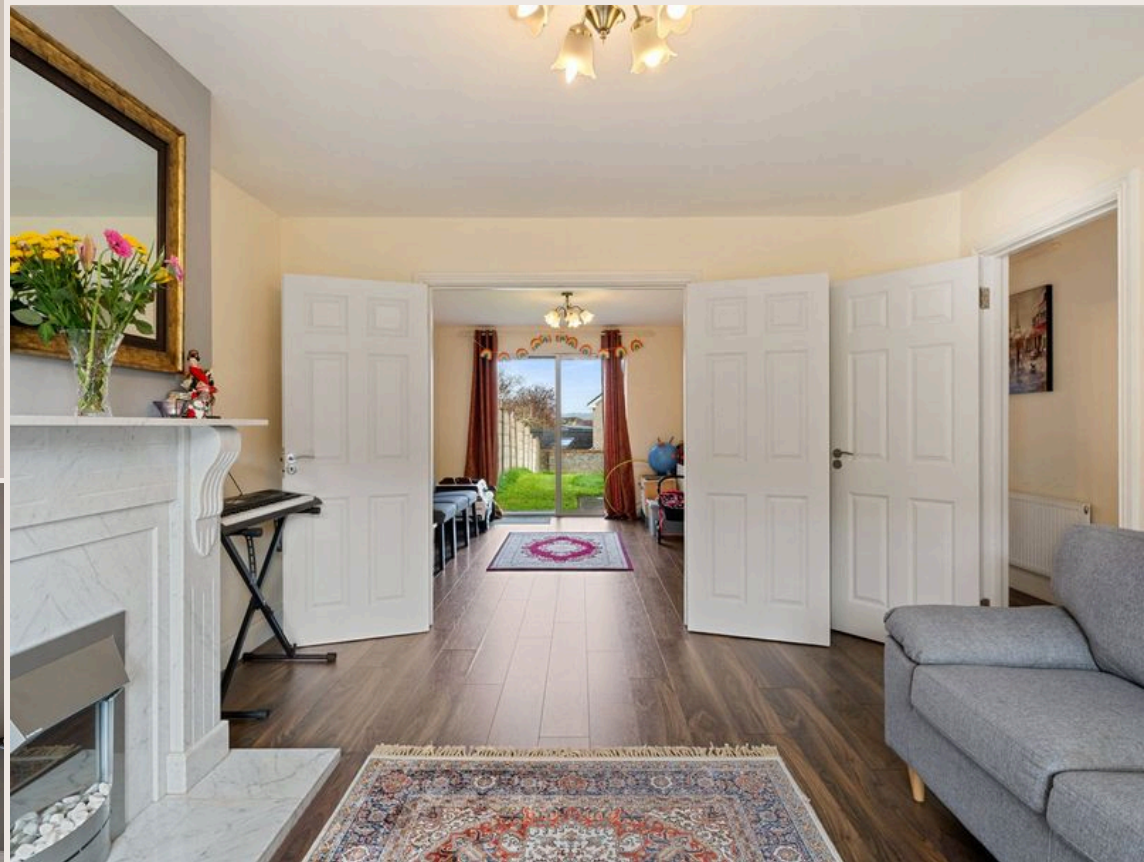
1 The Brambles, Pembroke Wood, Passage West, T12 PTD1

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## About this property

Savills is delighted to introduce 1 The Brambles, Pembroke Wood, a beautiful four-bedroom semi-detached home set on an exceptionally large and private site. From the moment you arrive, the property feels instantly inviting, offering generous proportions throughout and superb modern efficiency. It boasts an impressive B2 energy rating, complemented by solar panels and an EV charging point, ensuring comfort, sustainability, and reduced running costs in equal measure.

On entering the property, you are met with a bright entrance hall that sets the tone for the rest of the home. A convenient WC sits just off the hallway, and from here you move into a large living room, a superb space featuring double doors that open into the adjoining dining area. This creates a wonderful flow for both everyday living and entertaining. The kitchen is impressively spacious and functions perfectly as a combined kitchen and dining room, offering ample room for cooking, gathering, and family meals. A separate utility room completes the ground floor, adding valuable practicality and storage.

Upstairs, there are four well-appointed bedrooms, including a superb master bedroom with its own en suite. The remaining bedrooms are

bright and versatile, ideal for children, guests, or home-office use. A main family bathroom serves this level, finished to a high standard and designed for comfort.

Outside, the site is truly special. Positioned at the end of the row, the property occupies a remarkably large and private plot of approximately 0.13 acres. This expansive outdoor space offers endless possibilities—future extension potential, generous patio areas, children's ball games, or simply enjoying the peace and privacy of such a rare garden. The width of the site is particularly unique within the development, making it a standout feature.

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## Property Details

Passage West itself is a superb place to call home. The town enjoys excellent public transport links and easy connectivity to Rochestown, Douglas, and Cork City, making commuting and accessing amenities wonderfully straightforward. Its maritime setting adds a distinctive charm, with waterfront walks, scenic views, and a strong sense of community. Passage offers a great selection of local services, schools, shops, and recreational options, all contributing to a vibrant and convenient lifestyle.

1 The Brambles is an ideal choice for first-time buyers, those looking to trade up, or anyone seeking to relocate to a fantastic and well-connected location. It's a home that offers space, privacy, and potential in equal measure—an opportunity not to be missed.



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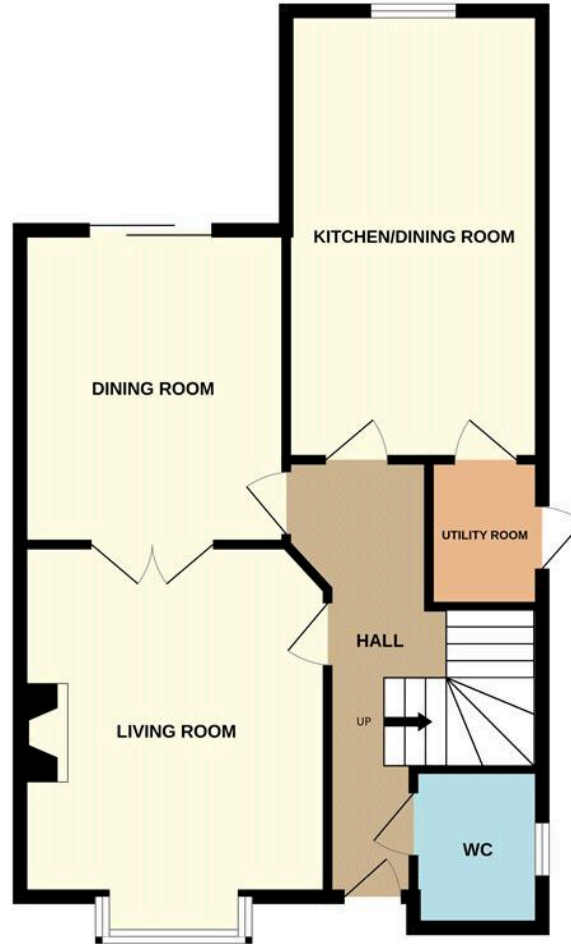
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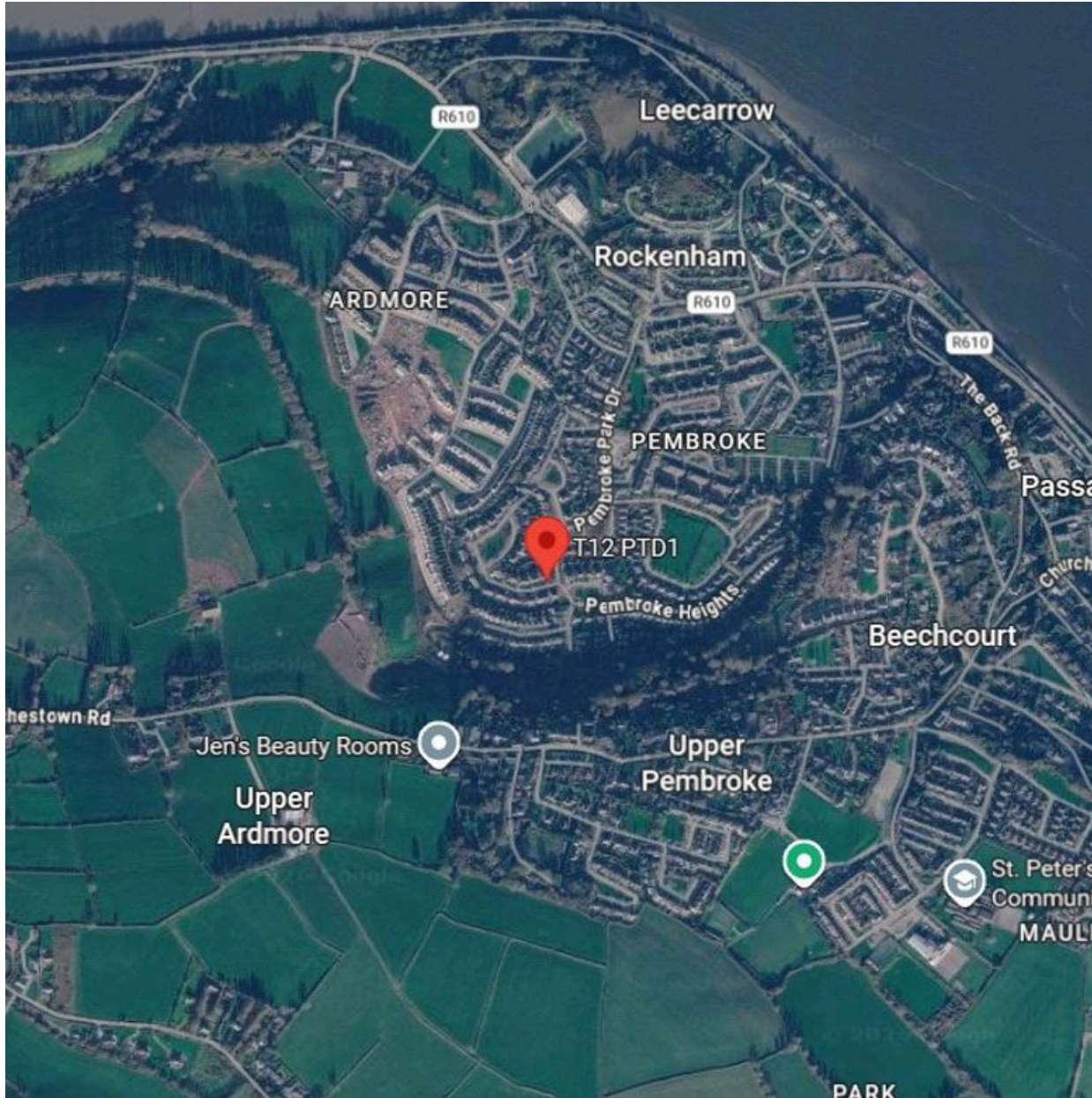
## Plans

 129 sq m / 1,389 sq ft



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## Local Area

- Passage West - 1km
- Rochestown - 4km
- Douglas - 7km
- Cork City - 11km
- Monkstown - 3km
- Carrigaline - 8km
- Ringaskiddy - 10km
- Mahon Point - 9km
- Cork Airport - 12km

\*All distances are approximate



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## Property Details

### Key Features

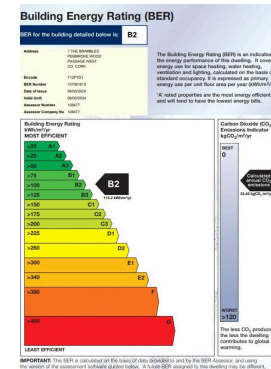
Superb 4 bedroom semi detached house in immaculate decorative order extending to approx. 129 sq m / 1,389 sq ft  
Exertional private site of about 0.05 ha / 0.13 ac  
Energy efficient B2 energy rating  
Solar panels  
Transport links to Rochestown, Douglas & Cork City  
Passage to Blackrock Greenway within short walk away

### Services & Additional Information

GFCH  
Mains services  
Private parking  
Internet  
EV charge point

### BER

BER Rating = B2



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## Enquire



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## More Information



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### Viewing strictly by appointment

Property Ref: CKK260207

### Cork

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