

12 Woodford, St.Philomena's Road, Crosshaven, Cork P43 HT78



FOR SALE BY PRIVATE TREATY

No. 12 is a beautiful detached property situated in a prime residential address in Crosshaven.

Woodford is a nice quiet small park built by O' Flynn Construction off the Upper Road and benefits from being in an elevated position from having nice views over the inner harbour.

The property enjoys excellent privacy to the rear, therefore enjoying the luxury of its featured hot tub.

The house itself is very well presented and has a nice blend of both living and bedroom accommodation, consisting of just over 1,500 sq ft.

It is most conveniently located within walking distance to all amenities and services in Crosshaven and is just a short drive to Cork City Centre, Cork Airport and Ringaskiddy

DETACHED

4 BEDROOM

1,500SQ FT (140SQM)



Agent: Malcolm Tyrrell
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Viewings Strictly By Appointment With Sole Agency

Entrance Hallway (4.66m x 2.21m)

Wooden floor, carpet stairway, recessed lighting, telephone point.

Study (2.62m x 3.23m)

Solid wooden floor, centre light.

Living Room (5.49m x 3.62m)

Solid oak wooden floor, inserted multi fuel stove with cast iron and timber surround, recessed lighting, window blind.

Lounge/ Dining Area (6.0m x 4.1m)

Wooden floor, sliding patio door, double doors to Kitchen, tv point, recessed lighting.

Kitchen (3.97m x 2.62m)

Wooden floor, pine fitted kitchen unit with integrated oven and gas hob, overhead extractor. Tile splash back, centre spotlights, double doors to Lounge area.

Utility Room (2.62m x 1.97m)

Wooden floor, fitted units, plumbed for washing machine and dryer, centre light, side door.

FIRST FLOOR**Master Bedroom (4.62m x 3.64m)**

Original pine solid wooden floor, window blind, centre light, built in wardrobe units.

Ensuite (2.33m x 0.82m)

Tile floor, electric shower unit with enclosure, wc, wash hand basin, centre globe light.

Bedroom Two (3.36m x 2.74m)

Original pine solid wooden floor, centre light.

Bedroom Three (3.22m x 2.5m)

Original pine solid wooden floor, centre light.

Bedroom Four (3.82m x 2.23m)

Original pine solid wooden floor, built in wardrobe unit, window blind, tv and telephone points, centre light.

Bathroom (2.1m x 1.9m)

Vinyl floor, bath unit with tile surround & enclosure, WC, wash hand basin, centre light.

Features

- > c. 140 sq m (1,505sq ft)
- > Gas Fired Central Heating
- > PVC Double Glazed Windows
- > Beautifully landscaped gardens
- > Outdoor hot tub
- > Quiet & mature residential location
- > Excellent condition throughout
- > Spacious living and bedroom accommodation
- > Stira stairs to attic
- > Minutes' walk to all amenities and services in Crosshaven village
- > Short drive to Carrigaline
- > Close to local beaches such as Fountainstown and Myrtleville
- > Short commute to Cork City Centre, Cork Airport & Ringaskiddy

Directions

Entering Crosshaven, just as you are passing the Royal Cork Yacht Club, turn right up the hill and pass Crosshaven Boys National School. Take your next right onto Upper Road and keep right onto St. Philomenas Road. No. 12 is located along this road on the left handside, indicated by our joint agency "For Sale" sign.

