

22 The Coppins , Herons Wood, Carrigaline, Cork P43 CP70



FOR SALE BY PRIVATE TREATY

A glorious 4 bed detached home with beautiful interiors and ample accommodation for every family. No.22 overlooks a pleasant green area at the end of a cul de sac and is located at the eastern end of Heron's Woods thus can avail of a more direct access off the Fernhill Road.

Accommodation comprises 2 reception rooms, a sun room, kitchen/dining room, guest wc, utility, 4 bedrooms and a main bathroom.

DETACHED

4 BEDROOM

146 sq.m (1,571 sq.ft)



**Agents: Suzanne Tyrrell
&
Brian Olden**

Viewings Strictly By Appointment With Sole Agency

ACCOMMODATION

Entrance Porch

Entrance Hall with timber floor covering

Living Room 3.6m x 4.3m

Carpet floor covering, open fire with stone surround and cast iron insert, ceiling cornicing and recessed lighting.

Guest Wc 1.4m x 2.1m

With vinyl floor covering, wc and whb.

Family Room 3.0m x 3.1m

Built in storage/display unit, timber floor covering. Double doors to sun room.

Sun Room 3.8m x 3.1m

Wood floor covering. French doors to decking in rear garden. Feature timber clad vaulted ceiling, velux window, recessed lighting.

Kitchen 3.0m x 6.1m

Tiled floor covering. Fitted eye and floor level units. Granite worktop. Integrated eye level double oven, integrated fridge/freezer, 5 ring Gas hob. Dining area with fitted window seat.

Utility Room 1.8m x 2.2m

Fitted with storage. Plumbed for washing machine. Door to rear.

First Floor

Main Bedroom 3.8m x 3.1m

Laminate floor covering. Extensive fitted wardrobes.

Ensuite – Tiled throughout with shower, wc, whb and heated towel rail.

Bedroom 2 3.6m x 3.1m

Double bedroom with carpet floor covering and fitted wardrobes.

Bedroom 3 3.2m x 3.4m

Double bedroom with laminate floor covering.

Bedroom 4 2.7m x 2.5m

Single bedroom with carpet floor covering.

Bathroom 2.0m x 2.5m

Tiled throughout with wc, whb, bath with shower over an heated towel rail.

Hotpress shelved for storage

Features

- Gas Fired Central Heating
- Turn Key Condition
- Easy Access To N28



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