

BER C1



7 The Avenue
Woodville, Glanmire, Cork

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Nestled on approximately 0.46 acres of beautifully manicured gardens, 7 The Avenue arrives to the market in the exclusive residential development of Woodville, architecturally designed homes set in a peaceful surrounding. The property comprises a turnkey 5 bedroom detached dwelling offering the perfect balance of modern luxury and tranquil living on private enclosed grounds. The home features double-glazed windows and doors throughout, underfloor heating in bathrooms, air conditioning throughout the living areas, surround sound systems in every room, and comprehensive alarm and cctv systems.

The property built in 2005, extends to approximately 192 Sqm(2,067 sq ft) and benefits from exceptional living and bedroom space throughout. The Accommodation offers a generously proportioned entrance hallway with vaulted ceilings and steps leading you down into the open plan living, kitchen, dining area with magnificent westerly views overlooking the decking, rear garden and further across the Dunkettle Valley enhancing the tranquillity of this home. The property also benefits from a utility room with a conveniently positioned Stira staircase providing access to the attic. This level is completed by a modern sitting room featuring dual-aspect windows to the front and rear of the property. On the ground floor there are 3 bedrooms one of which has latterly been used as a home office and completed with a family bathroom. The first floor comprises two generous sized bedrooms both offering en-suite bathrooms and finished with an office space located on the landing. The layout offers both flexibility and privacy, making it ideal for families of all sizes or those who wish to accommodate guests with ease. The residence itself is heated by means of gas central heating and has mains water and sewerage.

Upon entering the property grounds, you are welcomed by an attractive cast-iron electric gated entrance, complemented by stone pillars and boundary fencing on both sides. A sweeping driveway with cobblestone paving offers ample parking for residents and there is immediate cover under the car port area. Mature trees and shrubs enhance the overall privacy of the property throughout, while an attached garage and garden shed provide excellent storage space for garden equipment. Steps lead up to the front entrance, alongside a wheelchair-accessible ramp with security features including cameras, sensor lights, and spotlights discreetly positioned around the exterior and garden, as well as numerous outdoor sockets.

To the rear, the garden is meticulously landscaped and extends to approximately 0.46 acres. The owners recently installed a decking area, complete with a surround sound system ideal

for outdoor entertainment. Mature trees throughout further enhance the privacy and tranquil setting of this unique and exceptional outdoor entertaining space. There is an abundance of trees, planting and shrubs enhancing the overall privacy of this home and a directly west facing rear garden which given its elevated position facing the city and estuary offers a sanctuary for birdlife and unfettered late evening sunshine in a joyfully restorative setting.

Located in the highly sought-after residential area of Glanmire, this property benefits from a strong sense of community with local amenities close by include highly regarded secondary and primary schools as well as Gaelscoil Uí Drisceoil. Conveniently positioned close to the Dunkettle roundabout, there is quick and easy access to the M8, N40 and N25 road networks. Cork Airport and Cork Airport Business Park is approx. 14km from the property, making it extremely accessible to all types of mature purchasers.

7 The Avenue presents a rare opportunity to acquire a stylish, modern home offering a superb blend of spacious living and bedroom accommodation and an emphasis of natural light throughout, creating a harmonious space surrounded by nature. Viewing is highly recommended to fully appreciate all that this home has to offer in an unbeatable location.

Features

- Five generous bedrooms, two with en-suite bathrooms, one bedroom is currently used as a standalone office.
- Underfloor heating in bathrooms
- Landscaped private gardens on 0.46 acres
- Cast Iron Electric Gates to front
- Carport with attached garage and ample parking
- Gas central heating & air conditioning, CCTV system
- New timber decking ideal for outdoor entertaining
- Commanding and tranquil position offering tremendous privacy with easy access to the city and wider area.



Water and Heating and Foul Drainage

The property is serviced via mains water and mains sewerage. Gas central heating.

Broadband and Security

There is high speed broadband. The house has an operational security alarm system.

Legal

Solicitor acting on the owner's behalf is Sinead McNamara of FitzGerald Law LLP solicitors. The property is offered for sale on a Freehold title with full vacant possession upon any sale completion.

Fixtures and Fittings

All fixed and plumbed kitchen appliances are included in the sale. The washing machine and dryer are also included in the sale. Any furniture and personal items within the house are excluded from the sale



Accommodation

Ground Floor

Entrance Hall: Bright and spacious entrance with vaulted ceilings, hanging light fitting, recessed lights and steps leading down to all reception rooms, finished with tiled flooring.

Open Plan Living/Kitchen/Dining: A tastefully decorative and modern living room with large windows overlooking gardens, finished with recessed lights, surround sound and wooden flooring. The open plan kitchen/dining area is nestled off the living space and offers a granite countertop breakfast island and is a wonderful open plan space perfect for entertaining guests with double doors leading to decking and gardens. The kitchen offers a countertop area with floor and eye level units and cupboards with appliances to include Neff oven and microwave, larder fridge/freezer, small fridge, sink and finished with tiled flooring. There are four light fittings hanging from the ceiling over the breakfast island.

Utility: The utility room is located off the open plan space and offers a countertop with sink and cupboards for storage, a washing and dryer machine, tiled flooring, stairs to attic and gas boiler. Finished with tiled flooring.

Sitting Room: Tastefully decorated sitting room with access off the entrance hall and or open plan space, this room offers dual aspect windows enhancing the overall brightness and natural light throughout. There is a mantelpiece and gas fireplace, finished with wooden flooring.

Guest Bathroom: A two-piece suite tastefully fully tiled bathroom with w.c. and wash hand basin.

Bedroom 4: A fine bedroom overlooking front of property with built in wardrobes, recessed lights and carpet flooring.

Bedroom 3: A fine double bedroom with built in wardrobes, recessed lights and carpet flooring.

Bedroom 5/ Standalone Home Office: Overlooking the front of the property, this room is currently set up as a home office with built in shelving and wardrobes, can be used as the original 5th bedroom.

Family Bathroom: Four-piece suite to include an integrated bath, corner shower unit, wc and wash hand basin, finished with fully tiled walls and floors, heated towel rail and recessed lights.

First Floor

Master Bedroom: The master bedroom is positioned on the eastern side of the house, offering large built in wardrobes, carpet flooring, recessed lights, surround sound system and tastefully decorated in neutral tones. The space benefits from plenty of natural light with large window overlooking front of property.

Ensuite Bathroom: A spacious bathroom to include a corner shower unit, w.c. and wash hand basin, heated towel rail, finished in fully tiled floors and walls, recessed lights.

Bedroom 2: Large double bedroom located off the landing overlooking front of property, built in wardrobes finished with carpet flooring and direct access to ensuite bathroom.

Ensuite Bathroom: A three-piece bathroom to include shower, w.c. and wash hand basin, heated towel rail, finished with tiled flooring and walls.

Landing: A spacious landing which offers a built in desk suitable to use as a home office, cloakroom for storage and access to attic.

BER Information

BER: C1

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FLOOR PLANS Not to scale - for identification purpose only.

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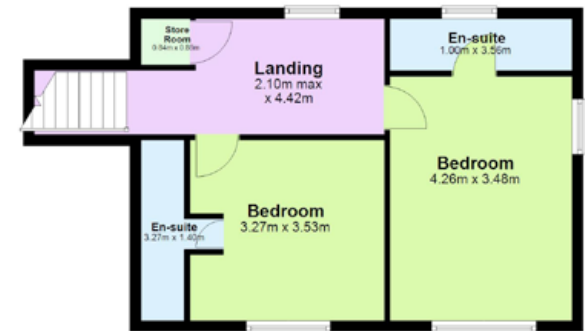


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Ground Floor



First Floor



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