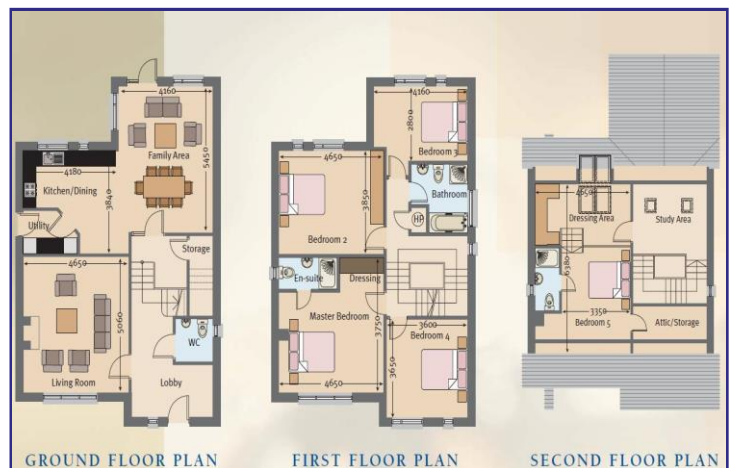


17 The Beeches, Woodville, Glanmire, Cork. BER B3



ERA Downey McCarthy are delighted to launch to the market this superbly presented five bedroom detached property situated on an ideal South-facing corner site. The property has four spacious bedrooms, en-suite and main family bathroom on the first floor while the main bedroom suite is located on the second floor.



AMV €350,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 6.75m x 3.57m

An open porch with a canopy allows access to a teak door with glass paneling. This in turn leads to the reception hallway. A bright and spacious reception hallway with magnificent décor throughout including a mix of tile and carpet flooring. The area has two centre light pieces, one large radiator and one window to the front of the property with Venetian blinds. Other features include four power points, one phone point, one thermostat control for the heating, walk-in storage area and access to the guest w.c. is gained from here.

- Guest W.C 1.56m x 1.67m

The guest toilet features a two piece suite with modern tiling throughout. There is one window to the side of the property with a Venetian blind, one centre light piece, one radiator and one extractor fan.

- Living Room 5.04m x 4.64m

This fantastic room offering a feature floor to ceiling window is flooded with natural light. The room has attractive décor with two centre light pieces, laminate timber flooring and an impressive fireplace with a gas insert. Other features include one radiator, six power points, two telephone points and two television points.



- Kitchen/Dining Area 8.33m x 5.43m

Kitchen 3.78m x 4.17m

This L shape room has a superb modern fitted kitchen that features high gloss fitted units at eye and floor level accompanied by a granite worktop and tiled splash back. The room has one window to the rear of the property overlooking the garden including Venetian blinds. The area has tiled flooring, an integrated dishwasher, oven, hob and extractor fan, space for a double fridge freezer, two centre light pieces, one smoke alarm and eight power points.

- Bedroom 4 2.8m x 4.15m A double room has two windows to the rear of the property. The room has carpet flooring, built-in units from floor to ceiling, one centre light piece, one large radiator and six power points.
- Main Bathroom 2.5m x 2.45m The main bathroom features a four piece suite. The room has impressive tiling throughout, one window to the side of the property, one centre light piece, one wall mounted light piece, one extractor fan and one radiator.
- Stairs and landing- second floor 3.44m x 3.57m The stairs and landing are carpeted throughout with one window on the half landing overlooking the side of the property. The landing has two Velux windows to the rear of the property and one centre light piece.
- Main Bedroom Suite 6.95m x 4.68m The superb split level room has carpet flooring, four Velux windows to the rear of the property, one radiator, storage into the alcoves and two power points on the lower level. A full staircase with carpet flooring allows access into the bedroom area.

This area measures 3.97m 3.36m and offers carpet flooring, one centre light piece, one large radiator and two power points. A door from the room allows access to a superb walk-in wardrobe with extensive storage space.
- En Suite 2 2.45m x 1.17m The en-suite bathroom features a two piece suite with a double corner shower area incorporating a Triton electric shower. There is impressive tiling throughout, one window to the side of the property, one centre light piece, one extractor fan and one radiator.

Features

- 2,486 Sq Ft/ 231 Sq M
- Year built 2008
- BER B3
- West-facing garden
- Two walk-in wardrobes
- Five double bedrooms
- Impressive modern fitted kitchen
- Top quality joinery finish throughout

Directions

Please see eircode T45 CD30 for directions.



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The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



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