

For Sale by Private Treaty

**18 Laburnum Avenue, Forest Hill, Carrigaline, Cork P43 XE77**



A wonderful detached four bedroom home, beautifully presented and decorated to a high standard with quality fixtures and fittings. Positioned towards the entrance to Forest Hill at the end of a cul de sac, 18 Laburnum Avenue is easily accessible from Carrigaline and is within walking distance of local schools.

Accommodation throughout is light, bright, comprising briefly of a large lounge room with dual aspect windows, kitchen cum dining area, family room, utility, cloakroom, four generous bedrooms with master bedroom en-suite and a main bathroom.

Later phases in Laburnum Avenue were developed with a third storey incorporating further bedroom space, something that could easily be done at No.18 also.

**DETACHED HOUSE**

**4 BED - 3 BATH**

**157 sq m (1,689 sq ft)**

**BER C1**

**Agent: Jackie Cohalan**

**Phone: 087 642 7555**

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Entrance Hall

With tiled floor covering.

Cloak cupboard under stairs allowing for great storage.

#### Lounge Room 7.7m x 3.6m

Double doors to a generous dual aspect room with hardwood flooring, fireplace with stone surround and gas fire insert. Currently laid out with a seating and dining area.

**Guest WC** With toilet and wash hand basin.

#### Utility Room 2.8m x 1.8m

Plumbed for washing machine and dryer and fitted with floor and eye level units for storage.

#### Family Room 4.0m x 3.4m

Hardwood flooring with door to rear garden and patio area.

#### Kitchen cum Dining Area 8.7m x 3.8m

High quality fitted kitchen incorporating a six burner gas stove, American fridge freezer, integrated microwave and dishwasher, Belfast style sink, granite work top and dresser unit. Large corner glazing with door to rear garden and patio area.

### First Floor

#### Bedroom 1 3.6m x 3.3m

Carpet floor covering.

**En-suite** Tiled floor to ceiling with generous shower (electric), wc and wash hand basin.

#### Bedroom 2 3.1m x 3.4m

Double room with fitted wardrobes and carpet floor covering.

#### Bedroom 3 3.7m x 3.4m

Double room with fitted wardrobes and carpet floor covering.

#### Bedroom 4 3.6m x 2.6m

Double room with fitted wardrobes and carpet floor covering.

#### Main Bathroom

Tiled throughout with wc, wash hand basin and bath with pumped shower over.

### Features

- > Gas fired central heating
- > PVC Windows
- > Plantation Style Shutters on most windows.
- > Ample parking over cobble lock driveway
- > Pleasant rear garden with good privacy and a western aspect



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