

For Sale by Private Treaty**Apartment 2 The Courtyard, Woodville, Glanmire, Co Cork T45 WP64**

A spacious light and bright two bedroom own door apartment in this stunning lush development.

The Courtyard comprises a number of other apartment/duplex units however you wouldn't know it as this property feels almost detached.

No.2 enjoys a wonderful outside area with decking and landscaped gardens having a south westerly aspect.

The open plan living area and master bedroom opens onto this outside area.

Further accommodation comprises two double bedroom with the master bedroom en-suite, a spacious main bathroom and a further study which could be used as a single bedroom.

APARTMENT**2 BED - 2 BATH****769sq.ft. (71.44.m.)****BER C1**

Agent: Suzanne Tyrrell
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Viewings Strictly By Appointment

Accommodation

Entrance Hall

With timber floor covering.
Store cupboard shelved for storage.

Open plan living area

Incorporating the kitchen, dining and living area

Kitchen (2.4m x 2.4m)

with tiled floor covering. Fitted eye and floor level units, integrated fridge/freezer, dishwasher, washer/dryer, electric cooking and stainless steel extractor fan.

Living Room and Dining Area (3.2m x 6.0m)

with solid timber floor covering, feature fireplace with electric fire insert. Full length windows opening onto the deck area.

Bedroom 1 (2.7m x 4.0m)

Spacious double room with carpet floor covering, extensive fitted wardrobes. Full length windows with doors opening onto deck area.

En-suite

Tiled to wet areas, extra wide shower enclosure with power shower, wc and wash hand basin.

Bedroom 2 (2.4m x 2.9m)

Double bedroom with laminate wood floor covering and fitted wardrobes.

Study (1.7m x 3.8m)

With solid wood flooring. Gas boiler is located here, disguised in a full-length wardrobe unit.

Main Bathroom

Tiling to wet areas, bath with power shower, wc and wash hand basin.

Features:

- > Gas fired central heating
- > Ample parking available (not designated)
- > Secluded position in a mature development
- > Small service charge to cover common area

Solicitors:

George Mills & Co., Solicitors, 16 South Bank, Crosse's Green, Cork, T12 Y5CR T: (021) 427 1224

