

For Sale by Private Treaty**20 WOODLAWN, MODEL FARM ROAD, CORK T12 X2A3**

An enviable location at the city end of the Model Farm Road. No.20 is a family home of real quality in this sought after cul-de-sac development.

The property is in good condition with an attached garage, and the rear garden is west facing with beautiful evening sun.

Ideally located close to all amenities to include good schools, shops, church, sporting clubs and a mere 10 minute drive from the city centre.

**Semi Detached
3 BED - 2 BATH****151sqm/1625sqft
(To include Garage)**

Agent: Brian Olden
Phone: 087-2211174

Viewings Strictly By Appointment With Sole Agency

Accommodation

Ground Floor

Entrance Hallway

Carpet floor covering.

Living Room (7.5m x 3.5m)

Carpet floor covering, ornate marble fireplace with gas coal effect fire, and feature bay window overlooking green to the front.

TV Room (4.2m x 2.9m)

Carpet floor covering, French doors to west facing rear garden.

Kitchen (5.8m x 3.6m)

Vinyl floor covering, floor and eye level fitted units, door to rear garden and door to garage.

Garage/Shower Room (7.5m X 3.0m)

Toilet, W.C., wash hand basin and shower.
Garage with up & over door.

First Floor

Bedroom 1 (4.0m X 3.9m)

Carpet floor covering, full-length built-in robe units incorporating dresser.

Bedroom 2 (4.2m X 3.m)

Carpet floor covering, full-length built-in robe units.

Bedroom 3 (3.0m x 2.4m)

Carpet floor covering, full-length built-in robe units incorporating dresser.

Main Bathroom (2.2m X 2.2m)

W.C., wash hand basin and walk in shower, tiled floor, tiled walls.

Features

- Gas Fired Central Heating.
- Up and over garage door.
- Fully alarmed.
- West facing rear garden.
- Cul de Sac development.
- Outstanding location.

Solicitor: Caroline Buckley, Patrick Buckley & Company Solicitors,
5-6 Washington Street West, Centre, Cork, T12 R283



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