

For Sale by Private Treaty

23 Woodlawn, Model Farm Road, Cork T12H9C8



A superbly located 3 bedroom family home situated in this sought after cul-de-sac development.

The property is both bright and spacious with well-proportioned accommodation providing a great balance between bedroom and living space. There is also ample room for expansion to the side and rear.

The property is within a short drive of the city centre and within walking distance of CUH, UCC, Bons Secours, together with all local amenities to include shopping centres, bars & restaurants, schools and sporting facilities.

Overall, No. 23 is a superb home which has a lot to offer any family wishing to move to this sought after location within the west city suburbs.

**SEMI-DETACHED
3 BED—2 BATH
117 sqm (1,255 sqft)**



Viewings Strictly By Appointment

**Agent: Brian Olden
Phone: 087 2211174**

ACCOMMODATION

Entrance Hallway

Carpet floor covering
Understairs storage area

Guest Toilet

W.C. and wash hand basin

Living Room

Carpet floor covering
Feature bay window
Ornate marble fireplace

(4.2m X 4.3m)

Dining Room

Carpet floor covering
French doors to living room

(3.5m X 4.1m)

TV Room

Polished timber floor
Door to rear garden

(2.8m X 3.8m)

Kitchen

Vinyl floor covering
Eye and floor level fitted units
Integrated appliances

(3.4m X 3.8m)

FIRST FLOOR

Bathroom

W.C., wash hand basin and shower
Tiled floor and walls
Incorporating hot press

(2.2m X 2.3m)

Bedroom 1

Carpet floor covering
Floor to ceiling built in robe units
Views over rear garden

(3.9m X 4.2m)

Bedroom 2

Feature bay window
Carpet floor covering
Full-length built-in robe units

(2.5m X 2.3m)

Bedroom 3

Full-length built-in robe units
Carpet floor covering

(2.0m X 2.5m)

Outside

Detached garage with automatic roller door

Features

- > Oil fired central heating
- > Double glazed windows
- > Ample room for extension
- > West facing side garden
- > Immaculate throughout
- > Outside garage

