

For Sale by Private Treaty**32 The Avenue Garrane Darra Wilton Cork T12 V098**

This spacious 3 bed duplex property is a delight for owner occupiers and investors. With a west facing private balcony and generous room dimensions this deceptive home really surprises. An internal stairway, serving just two units, leads to the 1st floor which comprises of a large hallway with WC, storage closet, separate dining room, kitchen and living room. The 2nd floor is home to 3 double bedrooms, one ensuite and a spacious family bathroom.

Garrane Darra, located to the rear of Eagle Valley, is a well-maintained complex, that was built in 2005 and has matured beautifully since. The units within The Avenue surround a lovely landscaped communal area with direct access from the duplex. Wilton Shopping Centre, Cork University Hospital, University College Cork, and a multitude of other amenities are close by.

DUPLEX
3 BED - 3 BATH
125 sqm (1,345 sqft)

BER B2

Viewings Strictly By Appointment

Agent: Jackie Cohalan
Phone: 087 642 7555

Accommodation

Entrance Hall

With wood flooring

Guest WC

1.4m x 1.4m

Fully tiled with sink & wc

Double doors into Dining Room

4.6m x 3.2m

With wood floor covering

Archway into Kitchen

3.5m x 4.6m

With tiled flooring, eye and floor level units, plumbed for washing machine, integrated dishwasher, single oven and hob, fridge freezer

Living Room

4.3m x 3.8m

With carpet floor covering, open cast iron fireplace with wood surround

Main Bedroom

3.9m x 3.3m

Carpet floor covering

Ensuite

2.4m x 8.9m

Tiled flooring and fully tiled electric shower, sink & wc

Main Bathroom

2.5m x 3.0m

Tiled flooring, partially tiled bath with electric shower overhead, sink & wc

Bedroom 2

3.3m x 3.1m

With carpet floor covering, 3 door fitted wardrobe

Bedroom 3

3.2m x 3.8m

With carpet floor covering, 5 door fitted wardrobe

- > Gas heating
- > Service charge €1380 per annum



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