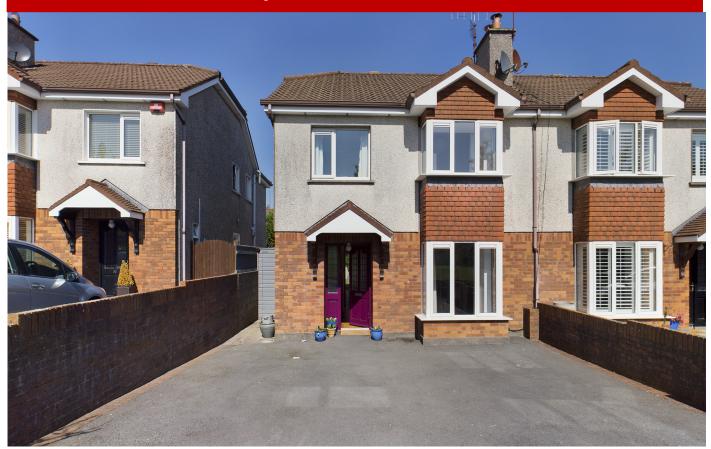




> www.cohalandowning.ie

For Sale by Private Treaty

49 Foxwood, Garryduff, Rochestown, Cork T12RW6D



This well laid out 3 bedroom semi-detached house has a fabulous ground floor extension that transforms the traditional kitchen into a highly desirable open plan kitchen/dining/living room that opens out into a well maintained garden that, although it faces north, gets excellent morning and evening sunshine.

The ground floor also has a substantial walk in cupboard for all the day to day life essentials as well as a utility area and a further reception room. The first floor has 3 bedrooms, ensuite and family bathroom.

The front of the property overlooks a substantial green area with an abundance of open space and well placed trees and has a driveway that can comfortably accommodate two cars. SEMI DETACHED
3 BED—3 BATH
129sqm (1,385sqft)



Agent: Jackie Cohalan Phone: 087 6427555

Accommodation

Living Room (4.23m X 3.71m)

With wood floor covering, open fire with marble surround and bay window.

Downstairs WC (2.02m X 0.78m)

With tiled floor covering.

Kitchen/Dining/Living (7.03m X 5.44m)

With wood floor covering, eye and floor level units, dishwasher, hob and oven, island unit, stove with granite hearth.

Utility (2.09m 1.26m)

Plumbed for washing machine

First floor

Bathroom (1.87m X 1.88m)

Fully tiled with sink, wc, bath with shower overhead.

Main Bedroom (3.58m X 4.14m)

With wood flooring and fitted wardrobes.

Ensuite (0.81m X 3.16m)

Partially tiled with sink, wc & shower

Bedroom 2 (3.58m X 3.24m)

With wood flooring, bay window.

Bedroom 3 (2.47m X 2.79m)

With carpet flooring.

Features

Gas heating.













Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:
(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract,