

**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)**

**Viewings Strictly By Appointment**

**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 X 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.

