

5 The Avenue, Woodville, Glanmire, Co Cork T45 K768



Nestled serenely in a quiet, wooded area, close to Cork city centre and Glanmire village this modern timber framed home, built in 2006, is understated elegance. Staying true to its contemporary roots, the house is simple in layout with clean lines that facilitate functional, free flowing living on the ground floor with practical, generous spaces on the first floor. Finishes that may appear effortless were in fact well thought out in order to add style to this amazing family home.

Externally the grounds to the rear extend to 0.2 acres approx. and face due south. The grounds have been curated with understated simplicity that belies the true investment and ensures adherence to the contemporary ambience of the house itself. Juxtaposed against this spacious, fresh space is a folly, an ornamental stone building dating back over 100 years, which adds subtle character and interest to this veritable suntrap.

Extending to 1710 sq ft in its current format this home comes with full planning permission for a ground floor extension to the front which will add another 250 sq ft to the property.

DETACHED

4 BED - 3 BATH

159 sq m/ 1,710 sq ft



Agent: Jackie Cohalan
Phone: 087642 7555

Viewings Strictly By Appointment

Entrance Hall with tiled flooring

Downstairs WC **1.5m x 1.3m**

Fully tiled with tiled flooring, feature sink unit, towel rail.

Kitchen/Dining Room **(10.0m x 3.7m)**

with tiled flooring, eye and floor level units, granite worktop, induction hob, integrated Neff appliances, LG fridge freezer, feature lighting .

Utility **(2.7m x 2.2m)**

with tiled flooring, eye and floor level units, plumbed for washing machine.

Living Room **(5.5m x 4.0m)**

with solid walnut wood flooring, marble fireplace with gas fire, cornicing .

First Floor

Main Bedroom **(3.8m x 3.6m)**

With carpet flooring.

Ensuite **(1.9m x 1.8m)**

Fully tiled with tiled flooring, large corner shower, feature sink unit, wc, storage.

Walk In Wardrobe **(1.9m x 1.1m)**

With carpet floor covering.

Bedroom 2 **(3.1m x 2.5m)**

With carpet floor covering, 2 door fitted slide robes.

Bedroom 3 **(3.1m x 2.7m)**

With carpet floor covering, 3 door fitted robes.

Bedroom 4 **(3.1m x 4.7m)**

With carpet floor covering, 5 door fitted slide robes.

Bathroom **(2.8m x 2.2m)**

Fully tiled with tiled flooring, hydra bath, separate shower, sink, wc, heated towel rail, storage.

Features

- > Spot lights fitted throughout
- > 9ft ceilings on the ground floor
- > Stira access to floored attic
- > 2 steel tech sheds with electricity supply
- > Security camera system
- > Fully alarmed
- > Generous external lighting specification

