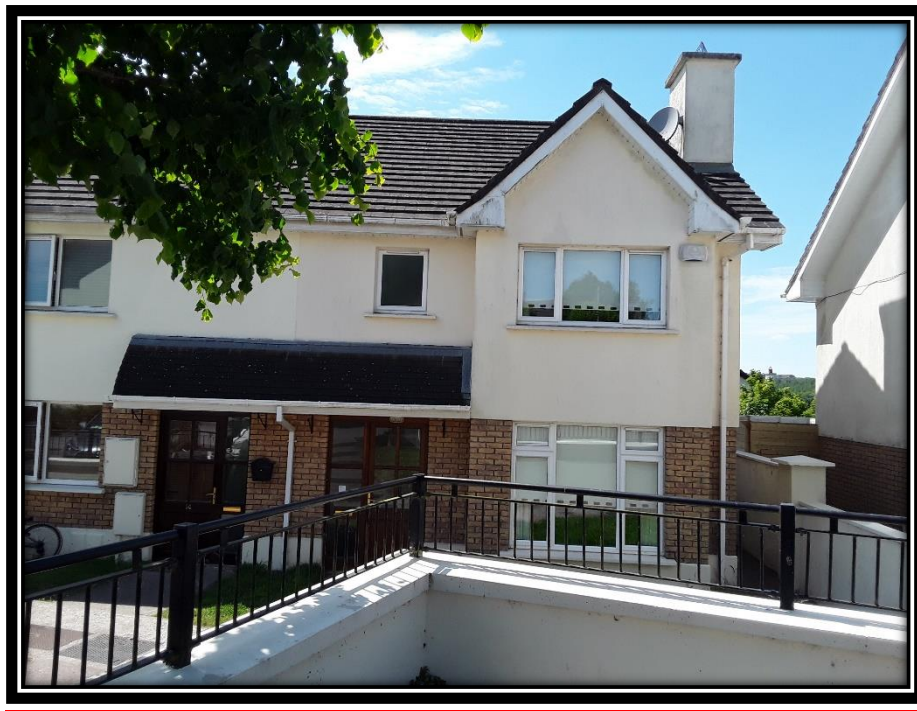




## FOR SALE

3 Bedroom Semi Detached Residence,

15 The Orchard, Woodville, Glanmire,  
Cork T45 NN24



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this lovely 3 bedroomed Semi-Detached residence. The property is in excellent condition throughout set in a lovely residential development within close proximity to all amenities. Viewing comes highly recommended by sole selling agent.

## ACCOMMODATION

Entrance Hall: 16'4" x 6'3"

Teak glass panelled door with side glass panels. Spacious entrance hall. Tiled Floor. Radiator.

Guest toilet 6'4" x 5'

Tiled floor. Radiator. Toilet and Wash hand basin.

Living Room 12' x 14'3"

Double doors from hallway. Tiled Floor. Cast-iron fireplace with timber surround with gas fire insert. Radiator. 1 Window.

Kitchen cum dining room

This is a large L shaped room with fully fitted kitchen with wall and floor units.

Plumbed for washing Machine. Hob and oven installed. Fully tiled floor.

Double patio doors from the Dining area to the rear garden.

Kitchen area is 11'8" x 13'2"

Dining area is 9' x 10'

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Upstairs;

Stairs and landing carpeted. Hot-press with duel immersion.

Bedroom 1 13' x 12'

Carpet. Radiator. Built in wardrobe. 1 window

Ensuite 3'4" x 9'6"

Radiator. Tiled Floor. Tiled Walk in Shower unit. toilet, W.H.B.

Bedroom 2 9'7" x 12"

Carpet. Radiator. Built in Wardrobe. 1 Window.

Bedroom 2 13'9" x 9"

Carpet. Radiator. 1 Velux Window.

Bathroom 6'3" x 6'7"

Vinyl floor covering. Radiator. Tiled over bath.

Bath, toilet, wash hand basin.

Outside

Side entrance with secure timber side gate. Walled in rear garden. Decking area.

Timber garden shed. The rear garden has a westerly aspect which benefits from all the afternoon and evening sun.

Services: Mains Sewage. Mains Water. Gas Central Heating

## **FEATURES**

- **C1 Energy Rating.**
- Lovely presented 3 Bedroom house.
- Located in a secluded private residential location.
- Close to all amenities.
- Easy access to Cork.
- Viewing is highly recommended.





## VIEWINGS


Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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