

**FOR SALE**

**No. 26 Hazelwood Drive, Glanmire,  
Cork T45 C579**



Paul O'Driscoll Auctioneer is delighted to offer for sale this spacious 3-4 bedroomed dormer style semi-detached residence set in a quiet cul-de-sac within walking distance of all amenities. Within a five-minute walk of Crestfield shopping centre. Regular bus service to Cork City centre and only a short drive from Dunkettle interchange connecting to all major routes.

The property has an enclosed walled in rear garden with side entrance and shed. Private parking.

The accommodation extends to 914 sq. ft approx. (84.9 sq. m) and has all the necessary attributes that any family could possibly want.

**Viewing is highly recommended by selling agent Paul O'Driscoll.**

## Accommodation

### Entrance Hall **9ft 5 x 4ft 4**

Teak glass panelled front door with glass side panels. Tiled flooring. Radiator.

### Living Room **13ft 6 x 10ft 7**

Tiled flooring. Cast iron fireplace. 2 floor length windows overlooking front garden. Radiator.

### Kitchen-Dining **15ft 9 x 10ft 10**

Vinyl flooring. Solid oak kitchen with wall and floor kitchen units. Stainless steel sink with mixer taps. Built in eye level oven and four ring gas hob with extractor fan overhead. Window. Radiator.  
Stairs leading to first floor. Door to rear garden.

### Office/bedroom **8ft 6 x 8ft 4**

Timber flooring. Large window. Radiator.

### Bathroom **6ft 2 x 5ft 6**

Fully tiled floors and walls. Toilet and vanity unit. Walk in shower unit with pump shower.  
Window. Towel radiator.

### Bedroom 2 **9ft 2 x 9ft 1**

Laminate timber flooring. Radiator. Window.

### Stairs and landing.

Timber flooring.

### Bedroom 3 **11ft 7 x 7ft 1**

Timber flooring. Radiator. Velux window. Access to attic.

### Main Bedroom **9ft 9 x 9ft 3**

Timber flooring. Window. Radiator. Built in wardrobes.

### En-Suite **6ft 11 x 3ft 3**

Vinyl floor covering. Partly Tiled walls. Toilet, wash hand basin and walk in shower unit with electric shower.  
Velux window.

### Outside

Enclosed rear private garden with garden shed. Shed is of solid block wall construction with concrete floor and apex slate roof measuring 9ft 2 x 8ft 5.

### Services

- Mains Water and sewage.
- Gas fired central heating.
- BER D2

## Features:

- Excellent location in a quiet cul-de-sac.
- Spacious family home.
- Parking
- Private rear garden.



Paul O'Driscoll Auctioneer, Valuer and Property Consultant for themselves and for the vendors of the property whose Agents they are, give notice that: (i) The particulars contained herein are set out as a general outline for the guidance of intending purchasers and do not constitute any part of an offer or contract and are not in any way legally binding. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Paul O'Driscoll Auctioneer, Valuer and Property Consultant has any authority to make or give representation or warranty whatever in relation to this development. (iv) The particulars contained herein are confidential and are given on the strict understanding that all negotiations shall be conducted through Paul O'Driscoll Auctioneer, Valuer and Property Consultant. (v) Paul O'Driscoll Auctioneer, Valuer and Property Consultant disclaims all liability and responsibility for any direct and/or indirect loss or damage which may be suffered by any recipient through relying on any particular contained in or omitted from the aforementioned particulars.

TEL: 025 393 21

MOB: 086 1895 128

EMAIL: [info@paulodriscollauctioneer.ie](mailto:info@paulodriscollauctioneer.ie)



PSRA Licence No: 004540

**ipav**  
Institute of Professional  
Auctioneers & Valuers

**TEGoVA**  
THE EUROPEAN GROUP OF VALUERS' ASSOCIATIONS