



76 Fernwood
Glanmire, Cork

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Lisney Sotheby's International Realty are delighted to present 76 Fernwood to the market as an impressive two storey three-bedroom terraced dwelling extending to approx. 94 sqm (1,012 sqft). Set off E Cliff Road in the well sought after residential neighbourhood of Fernwood, this beautiful modern home constructed in 2008 benefits from a westerly facing aspect rear garden.

The accommodation in brief extends to a welcoming entrance hallway, living room, open plan kitchen/dining area and a family bathroom all on ground floor level. The first floor comprises of three bedrooms with the master offering an en-suite and finished with a family bathroom. The windows are double-glazed, and the residence is heated by means of gas central heating. We feel this home will prove attractive to many first-time buyers who are living in the surrounding area and want to avail of the excellent amenities, schools and transport links.

The rear garden is private and enclosed with a westerly facing garden and a detached garden shed which offers plenty of storage. The front of the property benefits from a driveway offering off street parking. This home is superbly located within easy access to the N8, N25 and M8 to Dublin. It is within close proximity of Glanmire Village with amenities to include shopping, restaurants and excellent schools nearby. There are regular bus services off Chestnut Meadows No. 214 which connects you in and out of Cork city centre. Cork International Airport is approximately a 20-minute drive from this property.

Viewing is highly recommended to fully appreciate all this home has to offer in an unbeatable location.

Features

- Excellent location within walking distance of Glanmire Village
- Gas central heating
- Double glazed PVC windows
- Westerly enclosed rear garden with shed
- Driveway to front with off street parking



Accommodation

Entrance Hall: Spacious and bright and decorated in soft neutral tones, this entrance hall is finished with wooden flooring.

Living Room: This living area is contemporary with bay window, open fireplace and finished with wooden flooring.

Kitchen/Dining: This kitchen/dining area is a wonderful open plan space and is perfect for entertaining family and friends. The kitchen offers a countertop area with floor and eye level units and cupboards for storage. The dining room has a sliding patio door leading to the rear garden finished with tiled flooring.

Bathroom: Located off the entrance hall, this bathroom is a two-piece suite to include WC and wash-hand basin finished with tiled flooring.

Landing: Spacious and bright finished with carpet flooring.

Master Bedroom: The master bedroom overlooking front of property has a large built-in wardrobe and finished with wooden flooring.

En-suite: This en-suite bathroom offers a three-piece suite to include fitted shower unit, WC and wash-hand basin finished with tiled flooring.

Bedroom 2: A fine double bedroom overlooking the rear garden, finished with wooden flooring.

Bedroom 3: This bedroom is currently used as a home office overlooking the rear garden.

Family Bathroom: The main family bathroom offers a three-piece suite with fitted bath and shower unit overhead, WC and wash-hand basin, finished with tiled flooring.

Outside: The property has an enclosed westerly facing rear garden with direct off the dining area. There is a detached garden shed for extra storage space. The front benefits from a driveway offering off street parking. The property is located within the heart of Fernwood overlooking a communal garden and is within easy access of the N25, N40 South ring network and M8.

BER Information

BER: B3. BER No: 117302091

EPI: 146.01 kWh/m²/yr.

Eircode

T45 CR28

Price

€330,000



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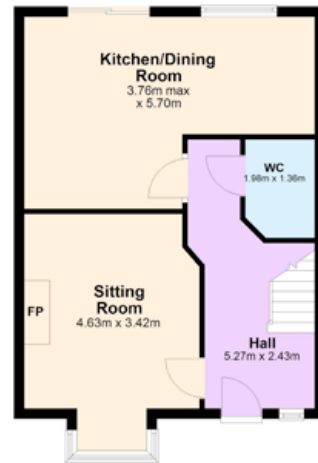
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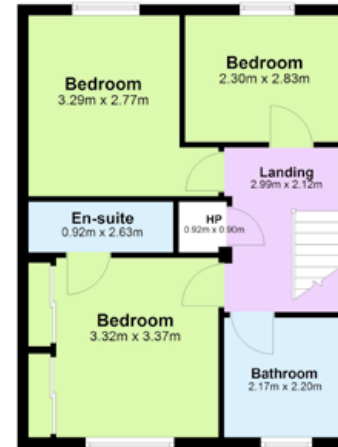
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FLOOR PLANS Not to scale - for identification purpose only.

Ground Floor



First Floor



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