

BER B3



76 Fernwood
Glamire, Cork

Lisney | Sotheby's
INTERNATIONAL REALTY

76 Fernwood, Glanmire, Cork

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.

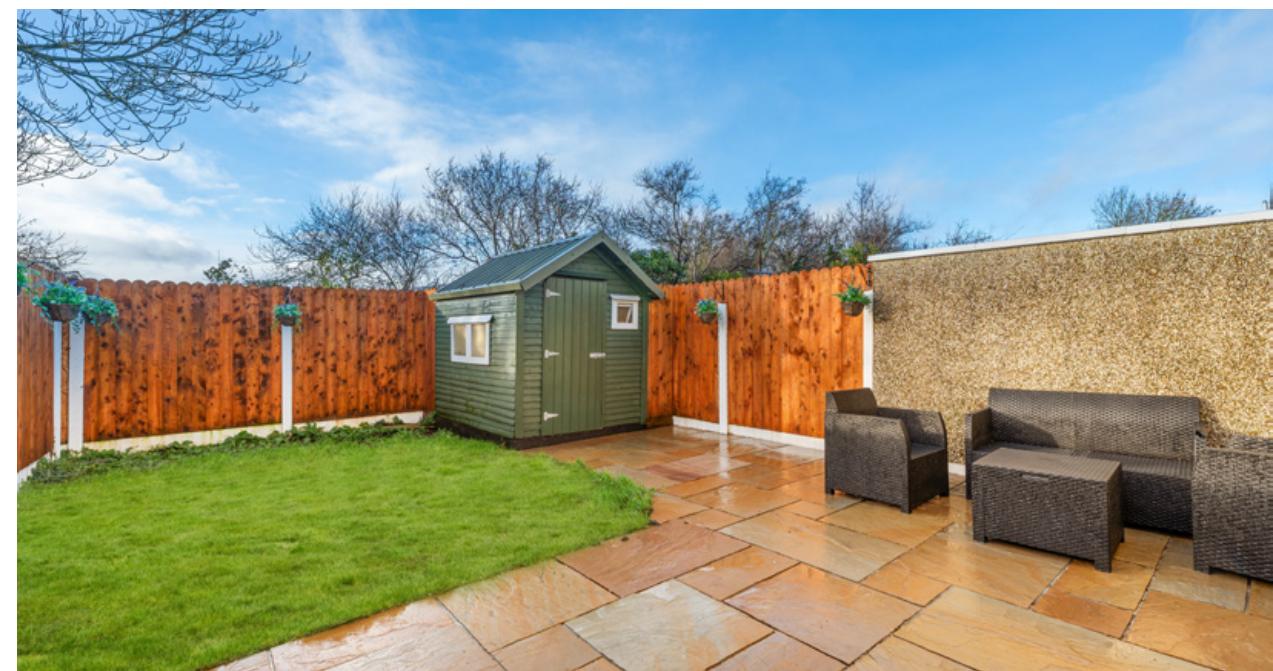
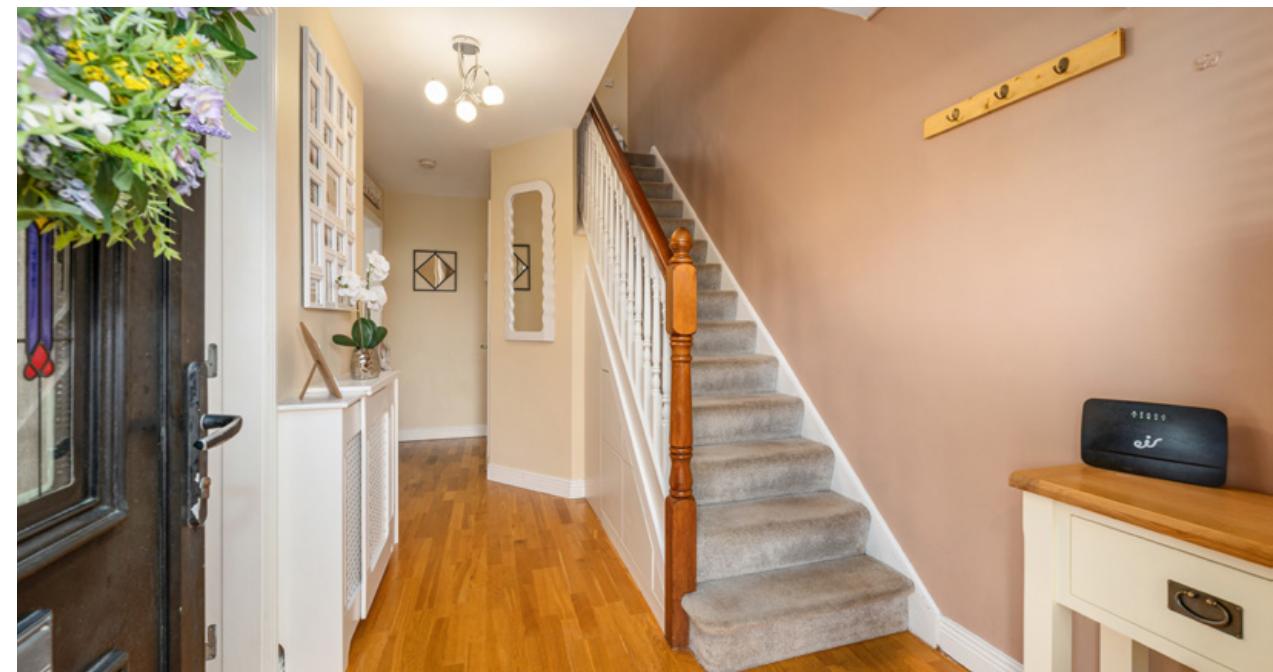
The accommodation in brief extends to a welcoming entrance hallway, living room, open plan kitchen/dining area and a family bathroom all on ground floor level. The first floor comprises of three bedrooms with the master offering an en-suite and finished with a family bathroom. The windows are double-glazed, 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





FLOOR PLANS Not to scale - for identification purpose only.

OFFICES

1 South Mall,
Cork, T12 CCN3
T: 021 427 8500

29 Dunville Avenue,
Ranelagh, Dublin 6,
D06 K283.
T: 01 662 4511
E: ranelagh@lisneysir.com

51 Mount Merrion Avenue,
Blackrock, Co. Dublin,
A94 W6K7.
T: 01 280 6820

8 Railway Road, Dalkey,
Co. Dublin, A96 D3K2.
T: 01 285 1005

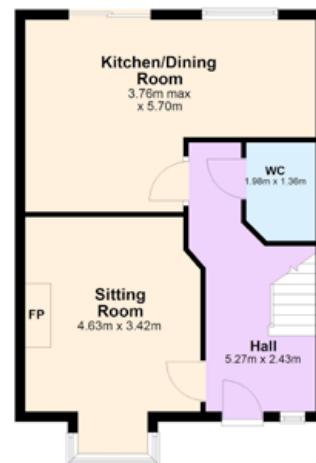
103 Upper Leeson Street,
Ballsbridge, Dublin 4,
D04 TN84.
T: 01 662 4511

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2,
D02 PH42
T: 01 638 2700

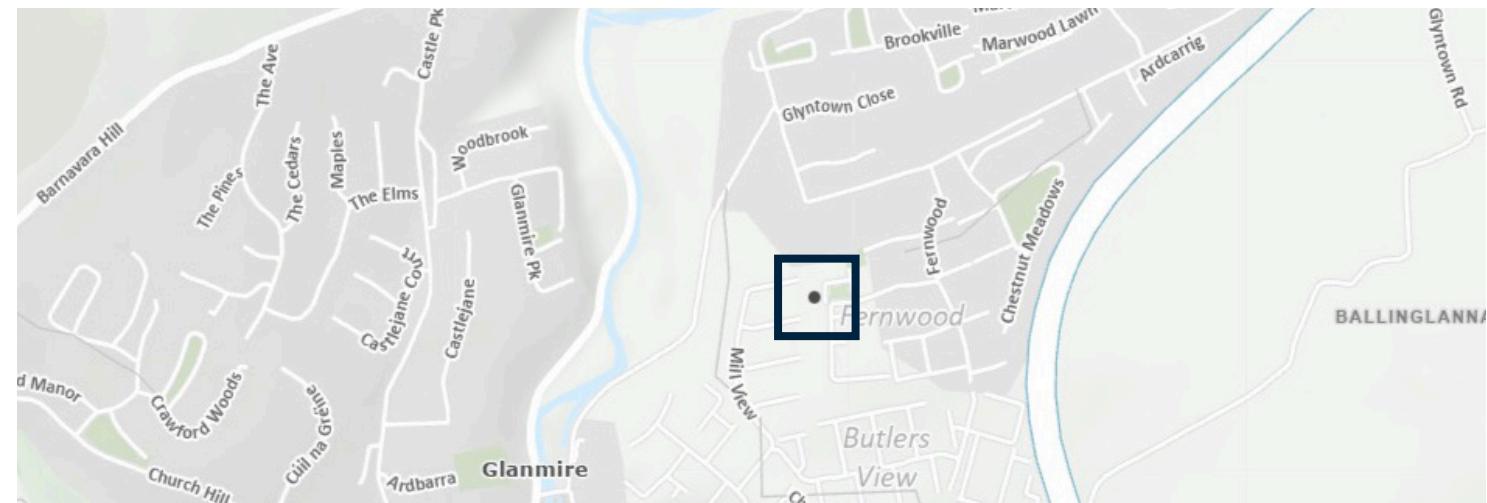
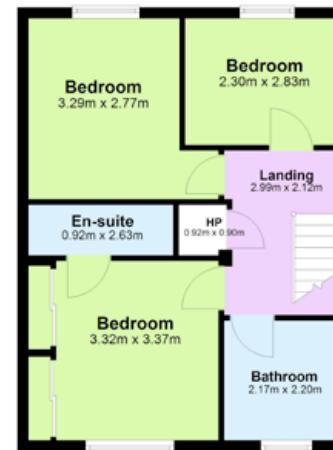


lisneysir.com

Ground Floor



First Floor



Lisney Sotheby's International Realty is an Independently Owned and Operated Company.

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney Sotheby's International Realty, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney Sotheby's International Realty as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney Sotheby's International Realty as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney Sotheby's International Realty, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney Sotheby's International Realty. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848.