



SPACIOUS THREE BEDROOM SEMI WITH GARAGE

17 Woodbrook Avenue, Bishopstown, Co Cork

BER E2

savills

17 Woodbrook Avenue
For Sale by Private Treaty
CKK130205

- Spacious three bedroom semi with garage
- Approx. 111 sq m / 1,250 sq ft
- South facing rear garden
- Double glazed pvc windows
- Superb convenience to CUH, UCC and Cork city centre
- OFCH/Mains services

DESCRIPTION

Savills are delighted to present 17 Woodbrook Avenue, a deceptively spacious three bedroom semi-detached property with a large south facing rear garden.

Internally, the property is in good decorative order and offers two large reception rooms, a kitchen/breakfast room, large utility room, garage and guest WC on the ground floor. While upstairs you will find three bedrooms and the main bathroom. The property is awash with natural light throughout its living and bedroom accommodation.

The property is located in the quiet yet ultra-convenient setting of Woodbrook Avenue, all social and necessary amenities are located close-by.

This well appointed property comes to the open market posing as an ideal family home in a great location.

Don't delay arrange your viewing today.

ACCOMODATION

Ground Floor

Entrance Hallway

A sliding door provides access to a tiled porch area.

Hallway

Inviting space with understairs storage cupboard.

Lounge

Spacious room with a tiled solid fuel fireplace.

Family room

Interconnecting room overlooking the rear garden which can be accessed from both the lounge and kitchen/breakfast room. Bright space with built in units either side of the solid fuel fireplace.

Kitchen/Dining room

Bright room with eye and floor level units, tiled splashback and access to the utility room. This room can also be accessed off the main hallway.

Utility Room

Large room with sink, storage units, this room provides access to the rear garden.

Guest WC

WC. Whb. Located off the utility area.

Garage

Accessed internally off the utility room, a garage door leads onto the driveway. Power points.

Bedroom 1

Double room located to the front of the property, floor to ceiling height built in wardrobes and vanity table.

Bedroom 2

Double room located to the rear overlooking the rear garden.

Bedroom 3

Single room located to the front of the property with storage space.

Bathroom

WC. Whb. Bath. Electric shower over bath. Tiled floor and splashback.

DIRECTIONS

From Cork City, make your way out Wilton road taking your third exit off the Witlon roundabout and follow the road passing CUH on your right hand side. Take your third left turn onto Woodbrook road (just before the Bishopstown bar) followed by your second right turn, Number 17 Woodbrook Avenue is on your left hand side. See Sign.

BER DETAILS

BER No: E2

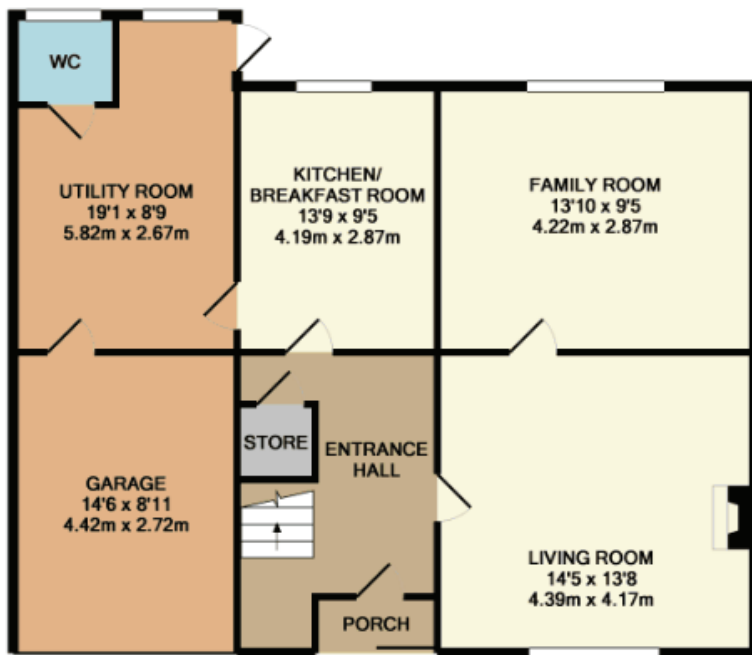
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Energy Performance Indicator: 366.22kWh/m²/yr

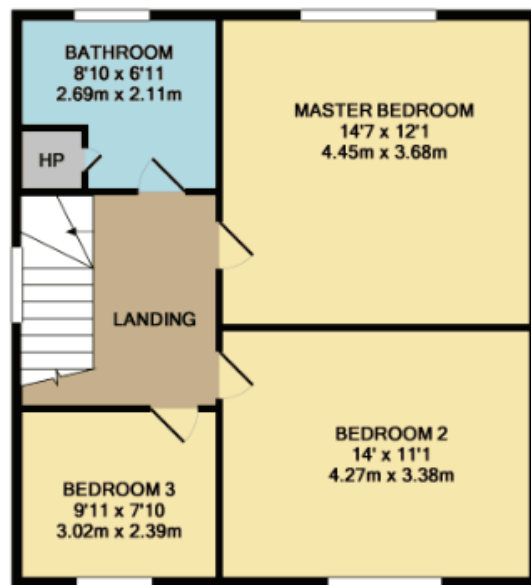
VIEWING

By appointment with Savills Cork
(021) 427 1371 or email: cork@savills.ie

For identification purposes only, not to scale



GROUND FLOOR



1ST FLOOR



Savills Cork
11 South Mall,
Cork,
cork@savills.ie
+353 (0)21 427 1371

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