



**BEAUTIFUL 3 BED-SEMI WITH GREAT VIEWS**

19 THE BEECHES, CASTLEJANE WOODS, GLANMIRE, CORK T45 YO26

**BER C3**

**savills**

## 19 The Beeches

**For Sale by Private Treaty**  
**CKK190088**

- Deceptively spacious 3 bed semi-detached house
- Approx. 90 sq m / 960 sq ft
- Private sunny enclosed patio and rear garden with views
- Spacious living accommodation
- Beautifully decorated and presented
- GFCH / Mains services

### DESCRIPTION

Savills is delighted to present 19 The Beeches, a three-bed semi-detached home with a wonderful rear patio, private garden space and lovely views.

Making your way into 19 The Beeches you are immediately struck by the space and brightness that the ground floor living space has to offer. You are greeted with a lovely entrance hallway, a private living room with ornate fireplace and a bright open plan kitchen/dining area to the rear of the property with access to the lovely patio and private garden with fantastic views. Upstairs, you will find two double bedrooms (one en-suite), one single bedroom and the main bathroom.

To the rear of this beautiful property is a fantastic private patio area that is not directly overlooked, and garden laid out to lawn, ideal for those who treasure relaxing in the privacy of your own garden. There is also a 6' x 8' Barna style shed providing additional storage. To the front, there is a paved driveway with parking space for two cars.

Ideally located, Castlejane Woods offers a wide range of local services and amenities close by to include a local crèche, numerous schools in the vicinity, shops and a variety of businesses all within easy walking distance. Cork city is an approx.10-minute drive & the local bus route serves the area and the city centre.

This home represents a superb opportunity for a first-time buyer, those wishing to trade down or the perfect investment property. Contact us today to arrange your viewing.

### ACCOMMODATION

#### Ground Floor

##### Entrance Hallway

Carpet, telephone point, light fitting, radiator, good space under stairs.

##### Living room

Private room located to the front with a laminate timber floor, ornate fireplace, TV point, curtains, blind, light fitting and radiator.

##### Kitchen / Dining room

Superb spacious room located to the rear of the property. This lovely room has a tiled floor, curtains, blinds, light fitting and radiator. The kitchen area has a fully fitted units at both floor level and eye level with plenty of storage. Also included is an electric hob/grill/oven unit, dishwasher, washing/drying machine, fridge/freezer, extractor fan and a splash back. This space also benefits with beautiful views of the private rear garden.

#### First Floor

##### Landing

Carpet to stairs and timber floor in landing area, power point, light fitting, stira attic access.

##### Master Bedroom

Double room located to the front of the property with built-in wardrobes, timber floor, curtains, blinds, light fitting, radiator, TV point and telephone point.

##### En-suite

WC, WHB, electric shower, mirror, light fitting, extractor fan.

#### Bedroom 2

Spacious double room with fitted wardrobes located to the rear of the property with beautiful views over the rear garden, timber floor, including light fitting and radiator.

#### Bedroom 3

Spacious single room with fitted wardrobes located to the rear of the property with beautiful views over the rear garden, timber floor, including light fitting and radiator.

#### Main Bathroom

Fully tiled walls with WC, WHB, bath with shower connection, radiator, mirror.

#### Hotpress

Electric dual immersion, ample storage.

### DIRECTIONS

From the City Centre head towards Glanmire along the Lower Glanmire Road. At Kevin O Learys garage turn left onto the north ring road. At the junction with The Mayfield shopping centre on your right, turn right in the direction. From here pass on the 'Barn Restaurant' and 'New Inn' Primary school. Keep left and head down Barnavara Hill. The entrance to Castlejane is located on the right-hand side while heading down hill. Proceed into the estate and take your second left and No.19 The Beeches is located just ahead of you on the right. See Sign. Alternatively, for SATNAV or Google Maps input: T45 YO26

### BER DETAILS

BER: C3

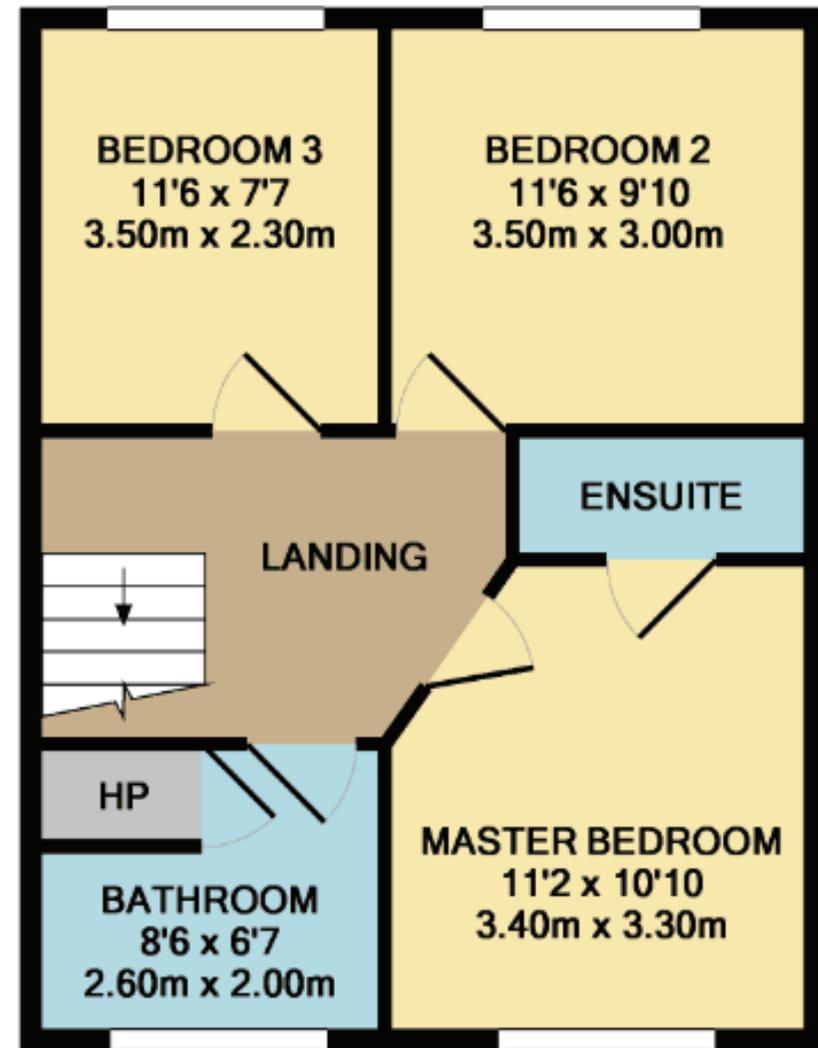
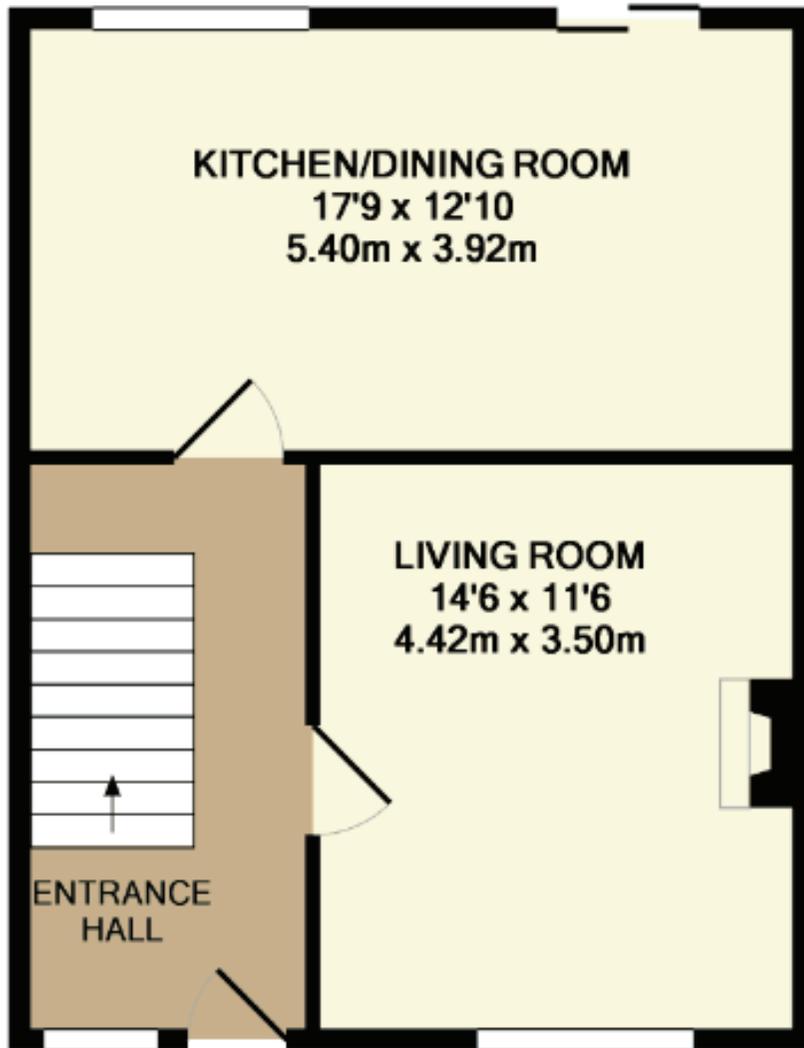
BER Number: 107991770

Energy Performance Indicator: 210.24 kWh/m2/yr

### VIEWING

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

For identification purposes only, not to scale



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