



WONDERFUL 3 BED HOME IN CARRIGALINE

NO.38 FERN GROVE, FOREST HILL, CARRIGALINE P43 A440

BER C2

savills

No.38 Fern Grove
For Sale by Private Treaty
CKK190172

- Deceptively spacious 3 bed semi-detached house
- Approx. 115 sq m / 1, 238 sq ft
- Private sunny enclosed patio and rear garden
- Beautifully decorated and presented
- Approx. 1.2km from Carrigaline main street and 13km from Cork city
- GFCH / Mains services

DESCRIPTION

Savills is delighted to present No.38 Fern Grove, an large three bed semi-detached home with a wonderful sunny westerly rear patio and private garden space.

Making your way into No.38 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 marble fireplace. Just beyond this is a spectacular room hosting a bright open plan kitchen/dining/family room with access to the bright sunny patio in a private west facing garden. Upstairs, you will find two double bedrooms, one single bedroom and the main bathroom.

To the rear of this beautiful property is a fantastic sunny patio area and lawn ideal for those who treasure relaxing in the privacy of their own garden. To the front, there is a paved driveway with parking space for two cars.

Ideally located, Forest Hill offers a wide range of local services and amenities close by to include crèche, schools, shops, sports clubs and a variety of businesses all within easy walking distance. Cork city is an approx. 15-minute drive & the local bus route serves the area around Carrigaline and the city centre.

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

This property is a gem! Book your viewing now!

ACCOMMODATION

Entrance Hallway

Ceramic tiled floor, radiator, light fitting, under stairs storage.

Guest WC

Fully tiled, WC, WHB, extractor, light fitting, radiator, extractor.

Living room

Private room located to the front of the property with a lovely carpet, ornate marble fireplace with a solid fuel stove, bay window, TV & telephone point, curtains, light fitting and radiator.

Kitchen / Dining room/Sitting room

Superb bright room located to the rear of the property and This is the extended section of the house and is a tremendous bonus making it a real home.

This room is infused with natural light all day and giving one a sense of well-being. There is a fantastic contemporary kitchen with a selection of appliance and a fantastic laminated floor throughout. In addition, there are patio doors to the garden patio.

Electric range, fridge/freezer, dishwasher, extractor fan, recess lighting.

Utility Room

This spacious room is ideal for storage, washing and as a pantry. It has a laminate floor, light fittings, radiator, and is plumbed for washer and dryer. Side door to house.

Sittingroom/Home Office

This lovely room also has direct access to the garden, TV point, laminate flooring, radiator, curtains, light fittings.

First Floor

Landing

Carpet to stairs and landing area, light fitting and a stira stairs for easy access to the attic.

Master Bedroom One

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

En-suite

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

Bedroom 2

Large double room with fitted wardrobes located to the front of the property with great view of the green to the front of the house. Including blind, light fitting and radiator.

Bedroom 3

Single room with fitted wardrobes located to the front of the property again with views of the green. Including blind, light fitting and radiator.

Main Bathroom

Fully tiled room with WC, WHB, bath, radiator, light fitting.

Hotpress

Electric dual immersion, ample storage.

DIRECTIONS

From Ballincollig town centre turn on to Station Road and then turn right to travel west along Castle Road. Continue travelling west for approx. 1km and turn right onto An Caislean Grove and No.102 is located on the right-hand side. See sign. Alternatively using Google Maps or Satnav input: P31 N403.

BER DETAILS

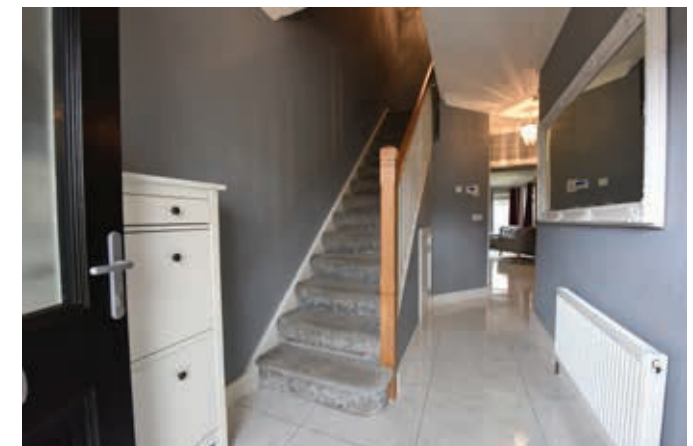
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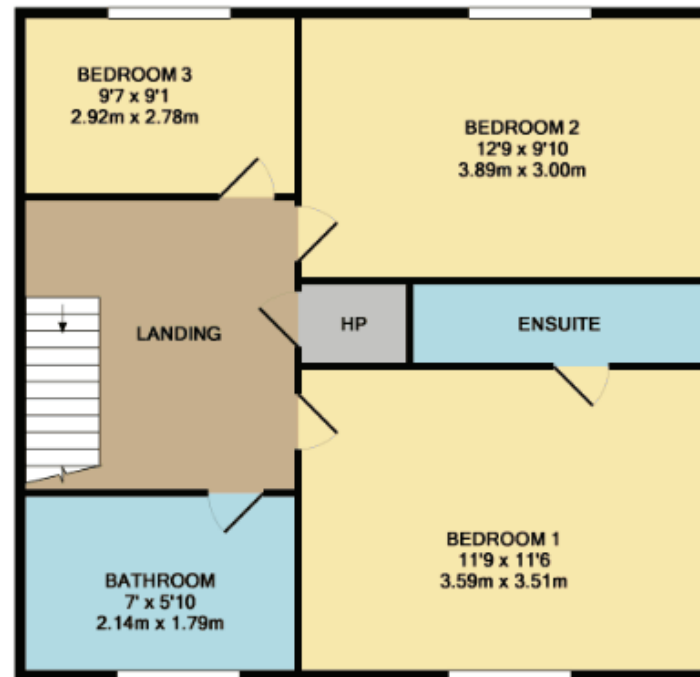
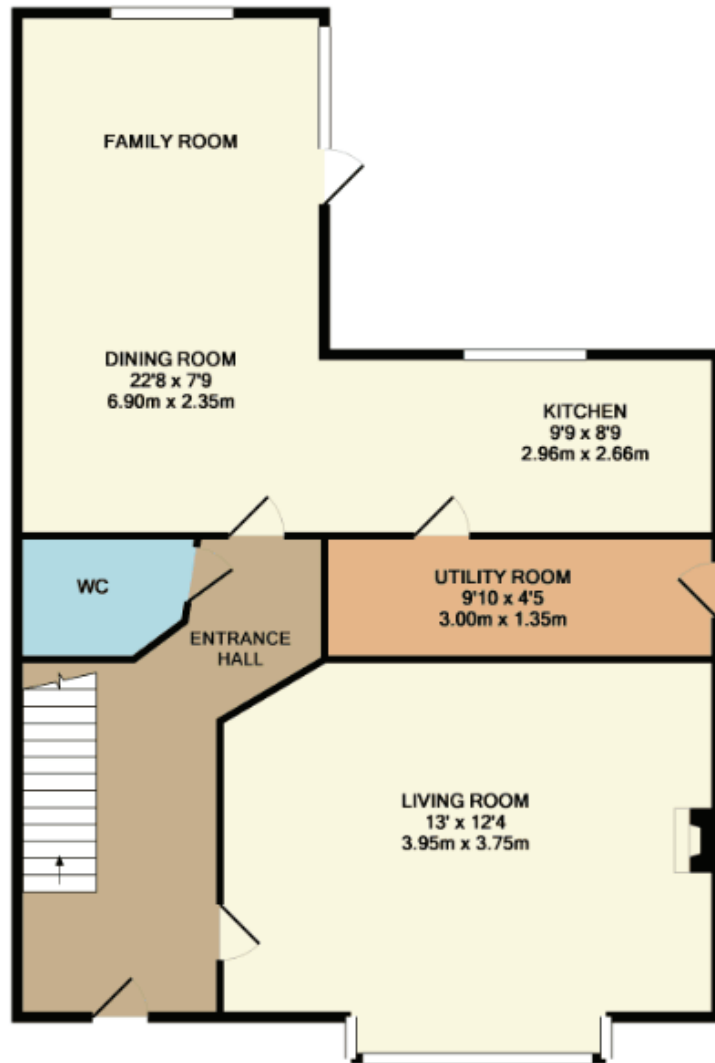
Energy Performance Indicator: 190.4 kWh/m2/yr

VIEWING

By appointment with Savills Cork
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For identification purposes only, not to scale



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