



**FANTASTIC SPACIOUS 3 BED DUPLEX WITH WEST FACING PATIO**

NO.34 THE AVENUE, GARRANE DARRA, WILTON, CORK T12 T103

**BER** B2

savills

## No.34 THE AVENUE

**For Sale by Private Treaty**  
**CKK190247**

- A Really Fantastic 3-bedroom Duplex
- Approx. 129 sq m / 1,387 sq. ft
- Very spacious home with large sunny west facing patio
- Presented beautifully with great décor throughout
- One parking space
- Only 2.4km from CUH, 4km from UCC and 5km from city centre
- Amazing communal space with selection of flowers, shrubs and mature trees
- GFCH / Mains services / Cable TV

### DESCRIPTION

Savills is delighted to present No.34 The Avenue, a really wonderfully presented 3 bed-duplex, well positioned in one of Cork city's best residential offerings. This superb property is very spacious and homely and ready for immediate occupation!

Located in Wilton, it is only a 12-minute walk from CUH, Wilton Shopping Centre and an abundance of amenities including schools, sports clubs, cinemas, restaurants and much more. The surroundings are amazing with very well managed communal gardens with mature trees, shrubs and flowers just off your large balcony. Parking is outside the entrance door with ample floating spaces for visitors. A regular bus services and access to the south link insures that one can get from here to there with the greatest of ease.

Upon entering you will see a large welcoming open hallway with a gorgeous tiled flooring and a large book shelf. Just ahead of you is the kitchen which has a great fully fitted kitchen with an island unit, ideal for cooking up a delicious meal and a real focal point for the family to be together.

Beyond this is the spacious dining room which is bright and airy with double patio doors that give direct access to the patio area. Stepping outside onto the patio you are struck by the beautiful and relatively private setting with plenty of space to eat out and entertain guests on those long summers' evenings. There is even a power point and a water hose to keep your flowers happy. This patio is west facing and gets direct sunshine from early afternoon until sunset.

Moving along, you enter the main sittingroom which again is a large room with bright westerly light that includes a marble fireplace with an integrated gas fire. Back in the main hall again you will find the guest WC and storage room.

Going to the first floor you arrive on the landing which has a stira to the attic, which provides addition storage space. On this level are three double bedrooms, with the master bedroom having an en-suite. There is

also a very spacious and well turned out bathroom with beautiful tiling and a great selection of sanitary ware.

No. 34 really surprises as it is so perfectly homely and ticks all the boxes allowing anybody to happily to live here!

Don't delay, arrange your viewing today.

### ACCOMMODATION

#### Entrance Hallway

Spacious reception area with tiled floor, large book shelf, radiator, light fitting, telephone point, blind.

#### Kitchen

Contemporary style oak kitchen with island unit, recess light fitting, large fridge, freezer, microwave, grill/oven, dishwasher, 4 ring gas hob, blind, tiled splashback, ample storage, radiator.

#### Diningroom

A west facing room with great light and space. Tiled floor, light fitting, radiator and double doors to the patio/balcony area.

#### Sittingroom

Open sunny west facing room interlinking through shared double doors to the diningroom. There is a lovely tiled floor, radiator, light fittings, telephone point, TV Point, ornate marble fireplace with an integrated gas fire to keep you cosy, blinds, ceiling cornicing.

#### Guest WC

Tiled floor, radiator, WC, WHB, light fitting, extractor fan, lovely large storage cabinet.

#### Storage Room

Located under the stairs this good-sized space it ideal for additional storage or as a cloakroom.

### First Floor

#### Landing

Carpet, light fitting, stira to attic, beautiful feature wall mirror incorporating lighting.

#### Bedroom 1 (Master)

Large double east facing room giving morning sunshine. Fully carpeted, light fitting, curtains, blinds, TV point.

#### En-suite

Fully tiled, WHB, WC, radiator, shower, extractor fan, light fitting, electric towel radiator, mirror, feature light fitting.

#### Bedroom 2

Large double west facing room. Fully carpeted, light fitting, curtains, blinds, TV point and built-in wardrobe.

#### Bedroom 3

Large double west facing room. Fully carpeted, light fitting, curtains, blinds, TV point and built-in wardrobe.

#### Main bathroom

Fully tiled, WC, WHB, bidet, Jacuzzi bath (five jets), large shower unit with Grohe power shower and rainfall fitting, double cabinet for washing-machine and tumble dryer, extractor fan, radiator and heated towel rail.

#### Hotpress

Double size gas-fired hot water tank to run the power shower system, also with dual immersion heater, ample storage.

### OUTSIDE

Large patio/balcony area that is west facing picking up the sunshine from early afternoon until sunset. Overlooking the communal garden with its lush trees, shrubs and flowers, providing a truly soothing backdrop. External light fitting, power point, external water tap/hose.

### DIRECTIONS

From the Wilton Roundabout travel south off the south link along Sarsfield Road and take your third right. Continue straight ahead for approx. 880m and you will enter Garrane Darra. Turn right and continue and No.34 will be on your left-hand side. See sign. Eircode T12 T103.

Cork City Centre – Approx. 5km  
UCC – Approx. 4km  
CIT – Approx. 4.7km  
CUH – Approx. 2.4km

### BER DETAILS

BER No: B2  
BER Number: 112349758  
Energy Performance Indicator: 113.5 kWh/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



First Floor



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

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