



TRULY BEAUTIFUL 3 BED HOME WITH MANY EXTRAS

NO.4 BLUEBELL LANE, FOREST HILL, CARRIGALINE P43 R983

BER A3

savills

No.4 BLUEBELL LANE
For Sale by Private Treaty
CKK190268

- Beautifully decorated 3 bed semi-detached house
- Approx. 115sq m /1,237sq ft
- Very spacious and ready for immediate occupation
- Private sunny west facing enclosed patio and rear garden
- Approx. 1.6km from Carrigaline main street and 13km from Cork city
- GFCH / Solar Panels for domestic water / Alarm / Mains services

DESCRIPTION

Savills is delighted to present No.4 Bluebell lane, a large three bed semi-detached home that is decorated and presented to the highest of standards. To the rear is fantastic west facing garden and patio that is ideal for relaxing in the sun all day long.

No.4 is still very new, having only been built in the last 4 years and has been finished superbly with the high-quality materials, including superb flooring, tiling, soft furnishings and a great selection of appliances.

Upon entering into No.4 you are greeted with a lovely entrance hallway with its lovely light oak timber floor, just beyond is the private east facing sittingroom with its ornate marble fireplace and solid fuel burning stove. To the rear of the property is a bright open plan kitchen/dining/family room with access to the bright sunny patio. Upstairs, you will find two double bedrooms (one-ensuite), one single bedroom and the main bathroom.

The rear of this super property picks up the sun from the south from midday to the west in the evening. 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 truly fantastic 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 tremendous! Do not miss out!

ACCOMMODATION

Ground Floor

Entrance Hallway

Semi-solid light oak floor, radiator, Alarm, light fitting, under stairs storage with stairs to first floor.

Guest WC

Tiled floor, ornate timber panelling on wall, WC, WHB, extractor, light fitting, radiator, extractor.

Living room

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

Kitchen / Diningroom/ Sittingroom

A fantastic open plan west facing room that is both spacious and warm, ideal for all the family to gather together. Semi-solid light oak flooring, venetian blinds, radiator and a patio door leading to the rear patio and garden.

Beautiful country style kitchen with both eye level and floor storage, venetian blinds and light fittings.

Great appliances including, Samsung fridge/freezer, Belling gas hob/grill/oven, dishwasher and extractor fan. In addition, there is a built-in 32 bottle wine rack, cornicing to the ceiling and under unit lighting.

Utility Room

Semi-solid light oak timber floor, built-in kitchen storage units, light fittings, radiator and comes with a Bosch washer and dryer.

First Floor

Landing

Carpet to stairs and landing area, light fitting and stairs to the attic.

Master Bedroom One

Spacious double room located to the front of the property, timber flooring, large built-in slide robe, blind, TV point, light fitting and radiator.

En-suite

Tiled floor, WC, WHB, shower, strip light fitting, light fitting, extractor fan, window.

Bedroom 2

Large double room located to the rear of the property with great view of rear garden. Including carpet, curtain, blind, light fitting and radiator.

Bedroom 3

Single room at the rear of the property again with views of the garden. Including carpet, curtain, blind, light fitting and radiator.

Main Bathroom

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

Hotpress

Ample storage.

OUTSIDE

External light fittings, external water tap, 6'x8' Barna style shed which is fitted for electricity, sunny west facing rear garden.

DIRECTIONS

From Carrigaline town centre travel south passing the turn off for Dunnes Stores and go up Church Hill and travel straight for approx. 800m until you reach the roundabout and turn right into Forrest Hill. After 640m take your second right, then right again, continue and take right fork, following road around. See sign. Alternatively using Google Maps or Satnav input: P43 R983

BER DETAILS

BER: A3

BER Number: 106970312

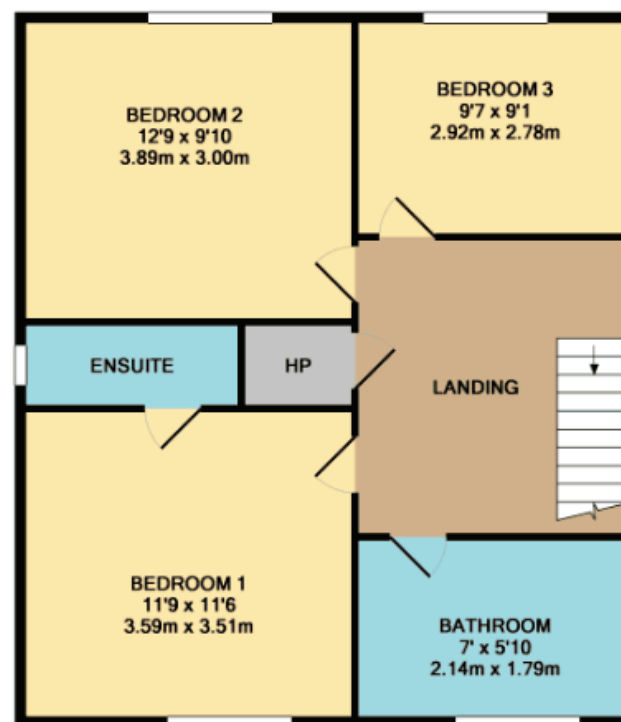
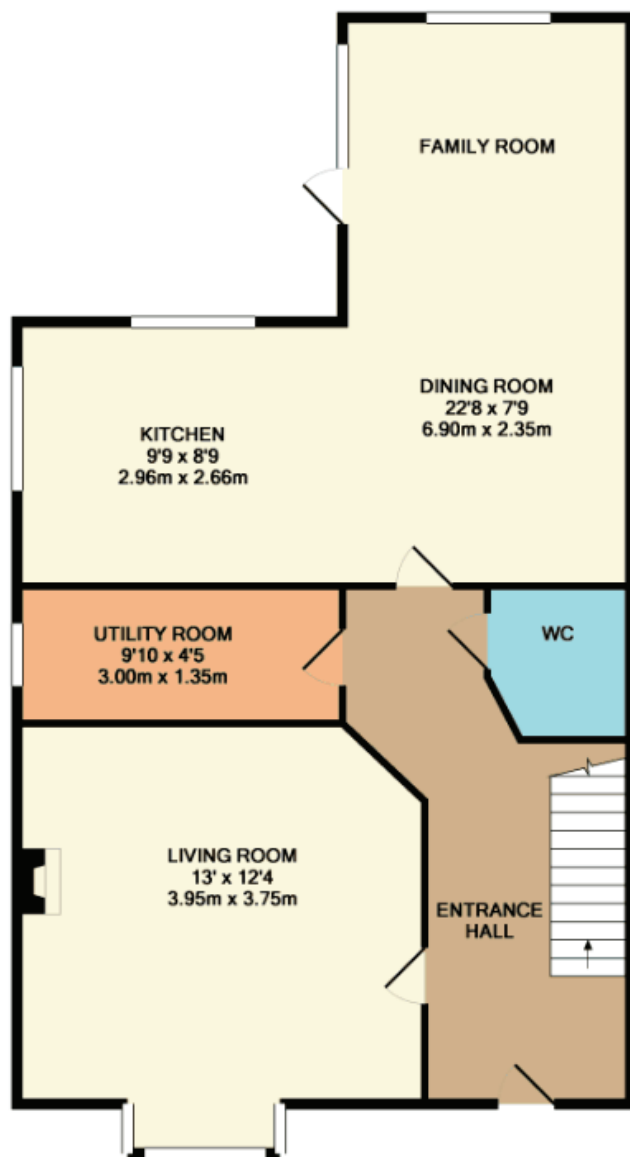
Energy Performance Indicator: 58.34 kWh/m2/yr.

VIEWING

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



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