



LARGE ARCHITECTURALLY DESIGNED 4 BED DETACHED PROPERTY

14 EARLS WELL, WATERFALL, CORK. T12 KXH7

BER A3



14 Earls Well

For Sale by Private Treaty
CKK190274

- Architecturally designed 4 bed detached property
- Approx. 232 sq m / 2,500 sq ft
- Approx. 0.29 acre / 0.12
- Fully furnished showhouse
- Outstanding light filled accommodation
- Gated access
- Air to water heating system/Mains services/Alarm

DESCRIPTION

Savills is delighted to introduce 14 Earls Well, a generously proportioned sized, 4 bed detached property in the highly sought-after Earls Well development in Waterfall. Earls Well is a contemporary development of superb spacious homes and No. 14 is a spectacular property in turn key condition. Previously a show house, this property is in superb decorative order with quality craftsmanship evident throughout the property. Situated on just under a third of an acre, of landscaped gardens, you will not find many new homes with such generous sites.

Upon arrival you will be greeted by electronic gates that open into a large gravelled entrance. Stepping inside reveals a porch that opens into a reception area that is both spacious and bright with a cloak room on your immediate left. Straight in front, you will find the living room which has floor to ceiling glazing and sliding door access to the rear garden. The kitchen/dining/living room runs the length of the property and you will find it well laid out to incorporate open plan living in superb style. The living space has direct access to the rear while a solid fuel stove makes for an ideal focal point. A study, the utility and the downstairs bathroom make up the remaining ground floor space.

Making you way up the stairs you will find four double bedrooms. The master is serviced by both an en suite and a walk-in wardrobe, while bedroom two has an en suite. All rooms are tastefully decorated to a high standard and come fully furnished.

Externally this property matches the high-quality craftsmanship inside. A large gravel driveway provides ample parking, while cobble lock pathways border the house itself. You will notice an enclosed service yard in the front of the property which makes for a highly convenient storage area. There is a flagstone laid patio to the rear that benefits from a south/west orientation, ideal for sunny barbeques, al fresco dining and entertaining.

14 Earls Well comes to the open market as a truly special home. Bishopstown and Ballincollig are both only a short drive away and serviced by all necessary amenities such as schools, shops, sports

clubs and restaurants. Meanwhile, Cork city centre is very easily accessible from the Ring Road which is only a 3 minute drive away.

Don't delay, arrange your viewing today.

Contact us today.

ACCOMMODATION

Porch

Inviting area with tiled floor.

Entrance Hallway

Spacious reception area with tiled floor.

Kitchen/Dining/living room

Bright space with tiled flooring. The kitchen comes with fitted appliances, eye and floor level kitchen units, an island with breakfast bar and direct access to the utility room. The dining and living benefits from tiled flooring, recessed lighting, a solid fuel stove and access to the rear of the property.

Living Room

Light filled living space with laminate flooring, floor to ceiling glazing overlooking the patio and a fireplace surround with a solid fuel stove.

Study

Located to the rear of the property with laminate flooring and sliding door access to the rear garden.

Utility

Installed washing machine and dryer. Sink with counter top space and ample storage space.

Guest WC

WC. Whb. Tiled flooring.

Cloakroom

Tiled flooring.

First Floor

Master Bedroom

Double bedroom located to the rear of the property, fully furnished with carpeted flooring.

En suite

WC. Whb. Shower unit. Fully Tiled.

Walk-in Wardrobe

Built in shelving and wardrobe space. Carpeted flooring.

Bedroom 2

Double bedroom located to the front of the property. It is fully furnished with carpeted flooring and built-in wardrobe space.

Bedroom 3

Double bedroom over-looking rear garden. It is fully furnished with carpeted flooring.

Bedroom 4

Double bedroom located to the front of the property. It is fully furnished and carpeted with built-in wardrobe space.

Guest Bathroom

WC. Whb. Shower. Fully tiled.

DIRECTIONS

From Cork city going west bound on the N40/South Link road take the third exit on the Bandon Road roundabout towards Bishopstown. Take the first left for the Waterfall road. Drive for approx. 3km. Earls Well is the immediate left at the entrance of Heatherfield Close. No. 14 is the first house on you left after you take the second left hand turn. See sign. Eircode T12 KXH7.

BER DETAILS

BER No: A3

BER Number: 110506060

Energy Performance Indicator: 52.38 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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