



**SUPERBLY LOCATED 3 BED HOME WITH WEST FACING GARDEN**

18 SILVERBIRCH, MONASTERY ROAD, ROCHESTOWN, CORK, T12 AXC9

**BER C1**

**savills**

## No.18 Silverbirch

**For Sale by Private Treaty**  
**CKK190365**

- Generously proportioned 3 bed mid-terraced home
- Approx. 89.6 sq m / 964 sq ft
- Excellent decorative order and ready for immediate occupation
- Sunny west facing rear garden
- Double glazed windows and a selection of kitchen appliances
- GFCH / Mains services

### DESCRIPTION

Savills is delighted to introduce No.18 Silverbirch, a very well-presented 3 bed mid-terraced property situated in one of Cork city's most sought-after residential locations, just off the Rochestown Road. Silverbirch is small development surrounded by woodland, giving a relax feel, but yet still only minutes from Douglas Village. In excellent decorative order, this home has been well maintained and provides the perfect opportunity for time buyers and families.

Stepping inside reveals a welcoming reception hall with lovely ceramic tiled flooring. From here the sitting room is straight ahead of you. This is a bright room with a charming, ornate, fireplace with an integrated gas fire taking centre stage. This room is west facing and gets the best of the days sunlight with a patio door leading to the rear garden. Adjacent to this is a large kitchen/diningroom with a fully fitted kitchen, facing to the front of the house. A guest WC makes up the remainder of the ground floor accommodation.

Making your way upstairs reveals two large double bedrooms with built in wardrobe space, a single bedroom, the main bathroom, a hot press and stira access to the attic.

The rear garden is a good size and is very private and not overlooked. It has a Western aspect and gets the sun from about midday and all evening long.

Do not miss this real opportunity, arrange your viewing today!

### ACCOMMODATION

#### Ground Floor

##### Entrance Hallway

Inviting reception hall with ceramic tiled floor, radiator, light fitting, telephone point, stairs to 1st floor.

##### Sitting room

Bright spacious room with solid timber flooring, ornate fire place with integrated gas fire, light fitting, TV point, radiator and access to the sunny rear garden though patio door.

##### Kitchen/Dining Room

Well-proportioned space with eye and floor level kitchen units, ceramic tiled flooring, extractor fan, electric hob, grill/oven, washing machine, dishwasher, blind, light fitting, radiator.

##### Guest WC

Ceramic tiled floor, WC, WHB, extractor, light fitting.

##### Landing

Carpet, light fitting, radiator, radiator, stira to attic.

##### Bedroom One (Master Bedroom)

Double room facing to the front of the property, carpet, built-in wardrobe, TV point, telephone point, radiator.

##### En-Suite

Tiled, WC, WHB, electric shower, radiator, light fitting, extractor fan.

##### Bedroom 2

Double room facing the rear garden, built-in wardrobe, carpet, radiator, light fitting.

##### Bedroom 3

Single room to the rear of the house, carpet, radiator, light fitting.

##### Main Bathroom

Tiled, WC, WHB, Shower, Bath.

### LOCATION AND AMENITIES

Service Station/Pharmacy/Super Market – 940m  
Access to South Link Road – 2km  
Rochestown Park Hotel – 3km  
Douglas Court Shopping Centre – 3.4km  
Cork City Centre – 7.8km

### DIRECTIONS

From Douglas Village make your way to the finger post roundabout and go down the Rochestown Road for 2.95km and turn right (at the old Rochestown Inn). Continue for 295m and turn right into Silverbirch. Enter development and continue up hill. See sign. Eircode T12 NX5V.

### BER DETAILS

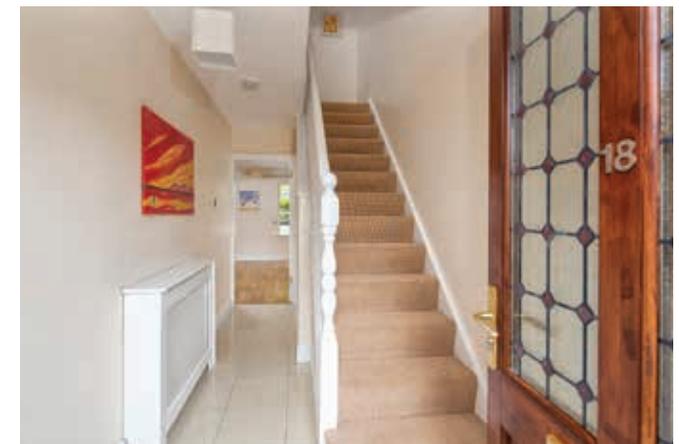
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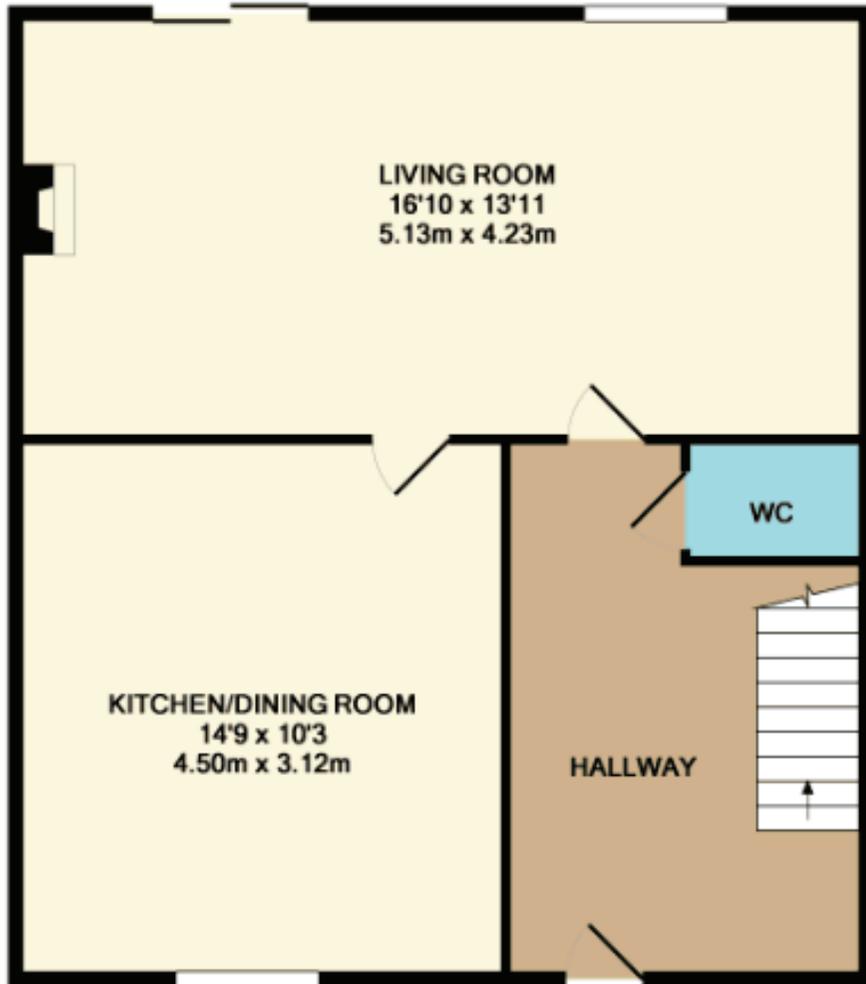
Energy Performance Indicator: 157.08 kWh/m<sup>2</sup>/yr

### VIEWING

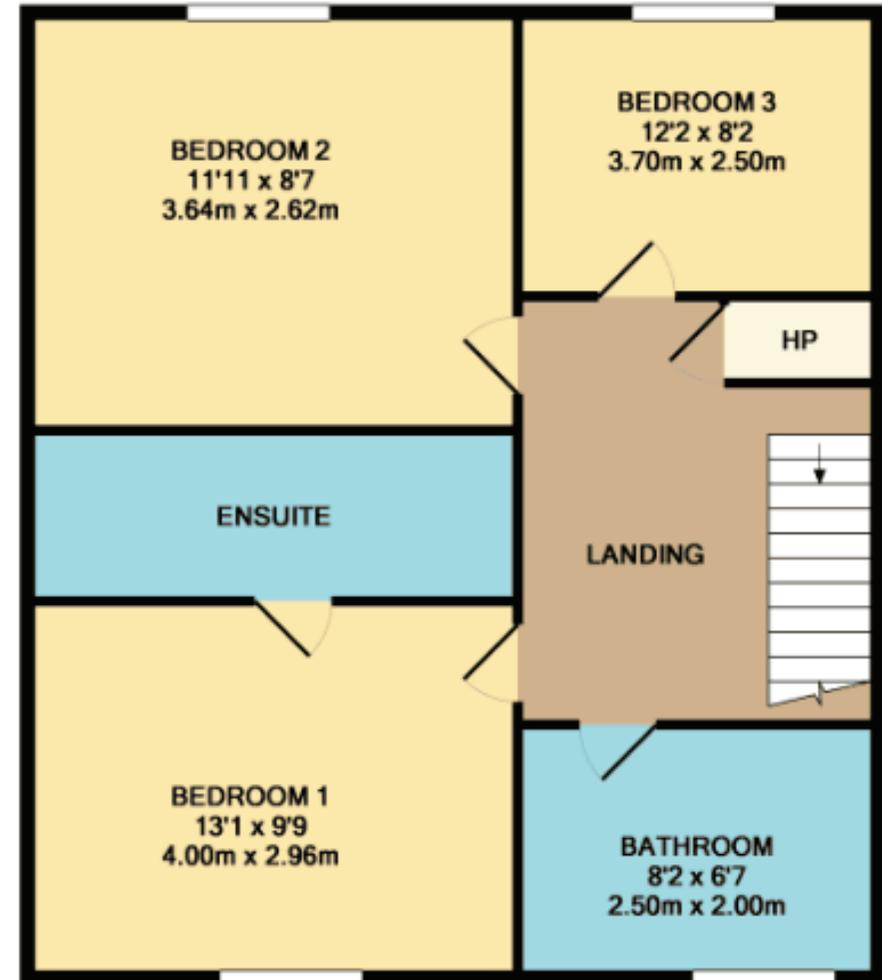
By appointment with Savills Cork  
(021) 427 1371 or email: [cork@savills.ie](mailto:cork@savills.ie)



For identification purposes only, not to scale



Ground Floor



First Floor



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