



SUPERB THREE BEDROOM END OF TERRACE HOUSE

47 WELWYN ROAD, MARYBOROUGH WOODS, DOUGLAS, CORK

BER C1

savills

47 Welwyn Road
For Sale by Private Treaty
CKK190415

- Superb 3 bedroom end of terrace house
- Approx. 112 sq m / 1206 sq ft
- Immaculate decorative order throughout
- Located within easy walking distance of Douglas village
- Number 216 bus within walking distance
- GFCH/ Mains services

DESCRIPTION

Savills proudly presents number 47 Welwyn Road, Maryborough Woods, a bright and stylish three bedroom end of terrace property in pristine decorative order throughout. The property enjoys access to a large west facing lawn and patio to the rear.

Stepping over the threshold of number 47 Welwyn Road reveals an inviting hallway, a private and relaxing lounge, a spacious kitchen/dining room with direct access to the rear patio and a guest lavatory on the ground floor. While upstairs, you will find three double bedrooms one of which is en suite and the main bathroom. The property has a practical and well thought out design that maximises both living and bedroom accommodation whilst being exceptionally well finished.

A host of amenities, such as schools, shops, bars, restaurants and leisure facilities are within walking distance whilst Cork city is about a 15 minute drive away.

Number 47 Welwyn Road comes to the open market posing as an ideal first time buyer home.

Don't miss out on this superb property.

ACCOMMODATION

Ground Floor

Entrance Hallway

Welcoming hallway with tiled floor.

Lounge

Spacious room accessed via glass panelled double doors with solid pine wood floor, solid fuel fireplace, bay window, dual aspect and glass panelled double doors leading into the kitchen/dining room.

Kitchen/ Dining room

Can be accessed from both the hall and lounge separately, this is a lovely space with a tiled floor and splashback, eye and floor level units, recessed lights and double doors leading into the rear.

Guest Lavatory

WC. Whb. Tiled floor.

First floor

Master bedroom

Spacious double room located to the front of the property with bay window, floor to ceiling height built in wardrobes.

En Suite

WC. Whb. Electric shower unit. Shelving. Tiled floor and walls.

Bedroom 2

Private double room located towards the rear of the property. Floor to ceiling height built in wardrobes.

Bedroom 3

Double room located towards the rear of the property.

Bathroom

WC. Whb. Bath. Tiled walls. Sanded and varnished wood floor.

DIRECTIONS

From Cork city, make your way out the Douglas road and through Douglas village onto Maryborough Hill taking a right turn into Maryborough Woods. Once in the development, follow the main road taking a left turn for Welwyn Road (sign posted) and follow the road around to the right. Number 47 is at the end of the cul de sac. See Sign. Eir Code: T12 Y6PX

BER DETAILS

BER: C1

BER Number: 112550223

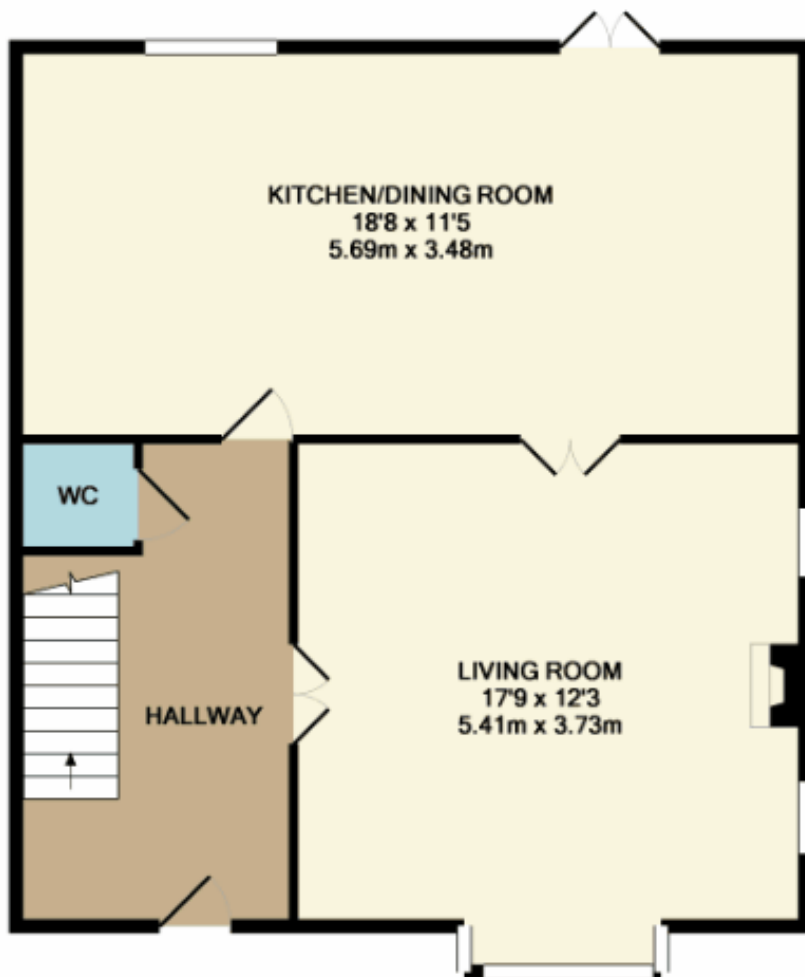
Energy Performance Indicator: 171.43 kWh/m²/yr

VIEWING

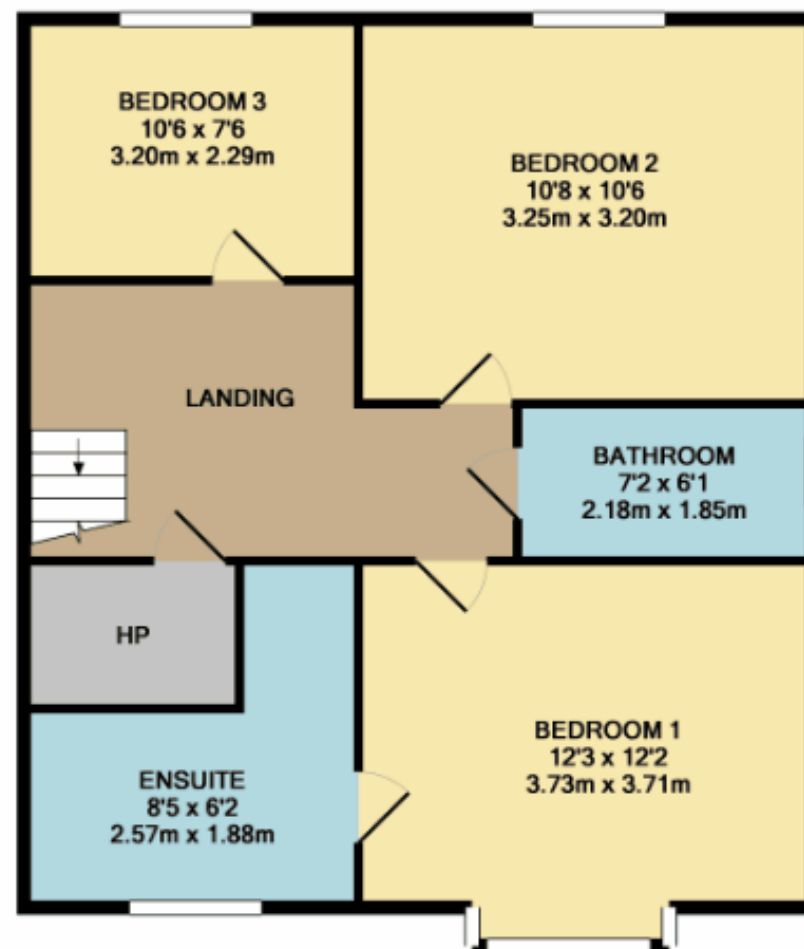
By appointment with Savills Cork
(021) 427 1371 or email: cork@savills.ie



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

Important Notice: Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

