



NO.4 CRAWFORD WOODS, CHURCH HILL, GLANMIRE, CO. CORK – T45 FK22

BEAUTIFUL AND SPACIOUS 4 BED DETACHED MODERN HOME

BER B2

savills



NO.4 CRAWFORD WOODS

For Sale by Private Treaty
CKK210389

- A beautifully presented large 4 Bed detached home
- Approx. 185 sq m / 1,990 sq ft
- Two spacious attic rooms, with additional 46 sq m / 495 sq ft
- Built in 2008 and in fantastic condition.
- Superb selection of appliances, decorated to a high standard
- Private, rear garden and patio area to front and rear.
- Cork city is only approx. 5.2km away
- GFCH/ Alarm / Energy Efficient B2 BER Rating
- Mains services/ Fiber broadband available

Savills is delighted to present No.4 Crawford Woods, a beautifully presented large 4-bedroom detached home, with two large additional attic rooms on the second floor, built in 2008 and ready for immediate occupation. Overlooking the front green area, there is ample parking on the cobble lock drive to the front and lovely private garden to the rear with plenty of space to enjoy a spot of gardening or for the kids to play.

On entering this cosy home, you will see a wide and welcoming hallway and just to the right is the spacious sittingroom, which is a sunny room with a gorgeous solid walnut timber floor, a lovely cast iron open fireplace as its focal point and a bay window overlooking the front garden.

Further along the hall is the kitchen / diningroom which is an

exceptionally generous with a fully fitted contemporary kitchen and a central island with granite worktops and a selection of fantastic appliances. There is a patio from the dining area allowing easy access to the rear patio and lawn.

Just off this room is the spacious livingroom, again with patio doors to the rear garden and a beautiful built-in wall to wall bookshelves. This room is an ideal suntrap.

In addition, on the ground floor is a spacious study, utility room, with side door access and a guest WC.

On the first floor are four spacious bedrooms, all double rooms, with two of them having en-suites. Two bedrooms are overlooking the rear garden and the other two are overlooking the front of the house.

The master bedroom, which is a very spacious, has its own en-suite and a generous walk-in wardrobe.

Outside at the rear of the house is a great patio area and also one to the front of the house. In addition there is a grass lawn to the rear and a lovely selection of trees and shrubs. There is spacious side access on both sides of the house.

No.4 is exceptionally good value for money and an ideal family home. There are a large green areas around the development and Crawford Woods has a sterling reputation as a very desirable residential area and is highly recommended. All amenities from schools, shops, bus stops are nearby, and Cork city is only a short drive away.

ACCOMMODATION

Ground Floor

Entrance Hallway

A nice wide entrance hall that is beautifully tiled with radiator and cover, corniced ceiling, stairs to first floor, understairs storage units and telephone point.

Sittingroom

This is a large bright well-proportioned room, overlooking the front garden with a quality solid walnut timber floor, timber and cast-iron open fireplace, bay window, corniced ceiling, blind, curtains, light fitting, radiator and cover, telephone point, TV point.

Study

Located to the front of the house, this lovely room includes, a good quality laminate timber floor, light fitting, radiator and cover, blinds, curtains, TV and telephone point.

Livingroom

This fantastic room is located to the rear of the house, with double doors off the kitchen area and patio doors leading to the rear garden. It includes a light oak timber floor, radiator, light fitting, blinds, curtains, TV point, and a lovely wall to wall book shelf unit.

Kitchen/Dining Room

This is a great and spacious room to the rear of the house with eye and floor level contemporary kitchen units and a large island unit with granite work tops, tiled floor, integrated dishwasher, five ring gas hob, double oven, fridge/freezer, extractor fan, radiator, radiator cover.

The kitchen opens up to the dining room and has a patio door leading to the rear garden. This spacious area has a vaulted ceiling, a tiled floor, curtains, blinds, TV point and a radiator and cover.

Utility Room

Tiled floor with eye and floor level kitchen storage units, plumbed for washing machine, access to side garden, radiator.

Guest WC

Tiled floor, WC, WHB, radiator, extractor fan, wall mirror.

First Floor

Landing

Carpet, light fitting, blind, radiator and cover, stairs to attic rooms on second floor.

Bedroom One (Master Bedroom)

Large, bright double room overlooking the front of the house, carpet, curtains, blind, TV point, telephone point.

En suite

Fully tiled, WC, WHB, shower, blind, extractor fan, light fitting, towel radiator.

Walk-in Wardrobe

Carpet, light fitting, wall mirror, ample hanging storage.

Bedroom 2

Double room located to the rear of the property with built-in wardrobe, carpet, blind, curtains, radiator.

En suite

Fully tiled, WC, WHB, shower, blind, extractor fan, light fitting, towel radiator.

Bedroom 3

Double room located to the rear of the property, carpet, curtains, blind, radiator, light fitting, built-in wardrobe, TV and telephone point.

Bedroom 4

Double room located to the front of the property, carpet, curtains, blind, radiator, light fitting, built-in wardrobe, TV and telephone point.

Master Bathroom

Fully tiled, WC, WHB, bath, shower, extractor fan, heated towel rail, jacuzzi bath, recess light fittings, blind, large wall mirror with granite ledge.

Hotpress

Ample storage, water storage tank.

Second Floor

Attic Room One

A large room with Velux window, light fitting, carpet, electric convection heater.

Attic Room Two

A large room with Velux window, light fitting, carpet, electric convection heater, TV point.

OUTSIDE

The rear of this home has a good-sized garden and has decent gated side access from the front. There is a large patio to the rear and smaller one to the front of the house making it ideal for sun worshippers, gardeners and for when you want to have a family barbeque. There is high fencing and walls bounding the property and is relatively private.

As mentioned, there is a large rear private patio area, external tap and lighting and side gate. There is also a steel shed to the side of the house which is absolutely ideal for storage (approx. 10m x 1.7m).

LOCATION & AMENITIES (APPROX.)

- Colaiste an Phiarsaigh secondary school – Approx. 900m
- Bus Stop – Approx. 1km
- Shop and Service Station – Approx. 1km
- Hazelwood Shopping Centre & SuperValu – Approx. 2.8km
- Cork City – Approx. 5.2km
- Kent Railway Station (Cork city) – 6km
- Little Island – 6km
- UCC – 8.8km
- Apple (Holyhill) – 9km
- CUH – 15km
- Cork Airport – 15km

DIRECTIONS

From Cork city, make your way into Glanmire village taking a left turn onto Church Hill. Make your way up the hill, Crawford Woods is on your right-hand side. Once in the estate follow the road straight and take your first right. No.4 is on your left. Eircode T45 FK22

BER DETAILS

BER No: B2

BER Number: 114618879

Energy Performance Indicator: 117.77 kWh/m²/yr

VIEWING

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

FLOOR PLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



Savills Cork
11 South Mall,
Cork
cork@savills.ie
+353 (0)21 427 1371
PSRA No: 002223

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.



