



**WYLDWOOD, ST FRANCIS AVENUE, COLLEGE ROAD, CORK T12 ETKO**

**MAGNIFICENT FOUR BEDROOM DETACHED PROPERTY**

**BER D2**

**savills**





## WYLDWOOD, ST FRANCIS AVENUE

**For Sale by Private Treaty**  
**CKK220174**

- Magnificent four bedroom detached property
- Approx. 232 sq m / 2,500 sq ft
- About 0.3 acres / 0.12 ha
- Private and mature site

- Gated development
- Within approx. 10 minutes' walk of city centre
- In close proximity to UCC, CUH and Bons Secours
- Detached garage with roller shutter door
- OFCH / Alarm / Gas main on site / Mains services

Savills are delighted to present Wyldwood, St Francis Avenue, College Road, Cork City, a four-bedroom

detached family home set on a wonderfully private and mature site which is situated within a gated development, that is located within a 10-minute walk of the city centre.

Upon arrival to Wyldwood, an electronic gate opens to grant access to this gated development where only four houses reside. Development's such as



these, are very rare in Cork city. Built c. 1982 on the grounds of an Orchard, Wyldwood occupies a large corner site with mature trees and hedging on its boundaries.

Upon entry, a tarmacadam road guides you onto the gravel driveway of Wyldwood. From here, you can see just how cocooned you are from view within this gated development. Stepping over the threshold, you will find a welcoming hallway with three key reception rooms and a spacious kitchen/breakfast room, utility room and guest lavatory on the ground floor. Making your way upstairs to the first floor you will find four double bedrooms, the master bedroom is en-suite, main bathroom and linen closet. The property has been exceptionally well designed to allow for both open plan and individual living spaces to be enjoyed.

Stepping into the rear garden, you will find a southwest aspect, which brings plenty of natural light into the gardens. A pedestrian door leading onto Magazine Road is in the original orchard wall, whilst Chestnut and Beech trees provide a high level of privacy to the gardens. The grounds also comprise of a detached garage with roller shutter door.

Cork city centre, UCC, CUH, the Bons Secours hospital and a selection of schools are all within an easy stroll of Wyldwood.

Contact us today about this fantastic home.

## ACCOMMODATION

### Ground Floor

#### Hallway

Private entrance with tiled floor on lower hall, beautiful staircase with monkey's tail balustrade.

#### Lounge

Spacious room accessed via a glass panelled doorway from the main hallway. This room is bright and private and benefits from a solid marble fireplace, cornicing and a sliding door leading into the rear garden. A double glass panelled door interconnects this room with the dining room.

#### Dining room

Bright and private room overlooking the rear garden. Cornicing and ceiling rose.

#### Kitchen / Breakfast room

Spacious open plan room with an abundance of eye and floor level kitchen units, granite worktops, recessed lighting, tiled floor and splashback. Recessed lights. Skylights. Double doors provide access onto the patio area.

#### Utility Room

Eye and floor level storage units. Tiled floor and splashback. Storage cupboards which incorporate a wine rack. Access to side of property.

#### Guest Lavatory

WC. Whb. Storage cupboard.

#### Master bedroom

Spacious double room overlooking the rear

garden. Cornicing and recessed lighting. Built-in wardrobes.

#### En Suite

WC. Whb. Bath. Bidet. Wainscoted walls. Recessed lighting.

#### Bedroom 2

Double room located to the rear with floor to ceiling height built-in wardrobes and recessed lighting.

#### Bedroom 3

Double room with a dual aspect located to the front of the property. Floor to ceiling height built-in wardrobes.

#### Bedroom 4

Double room overlooking the rear garden.

#### Bathroom

WC. Whb. Bidet. Bath. Shower unit. Tiled throughout.

## DIRECTIONS

T12 ETKO

## BER NUMBER

BER No: D2

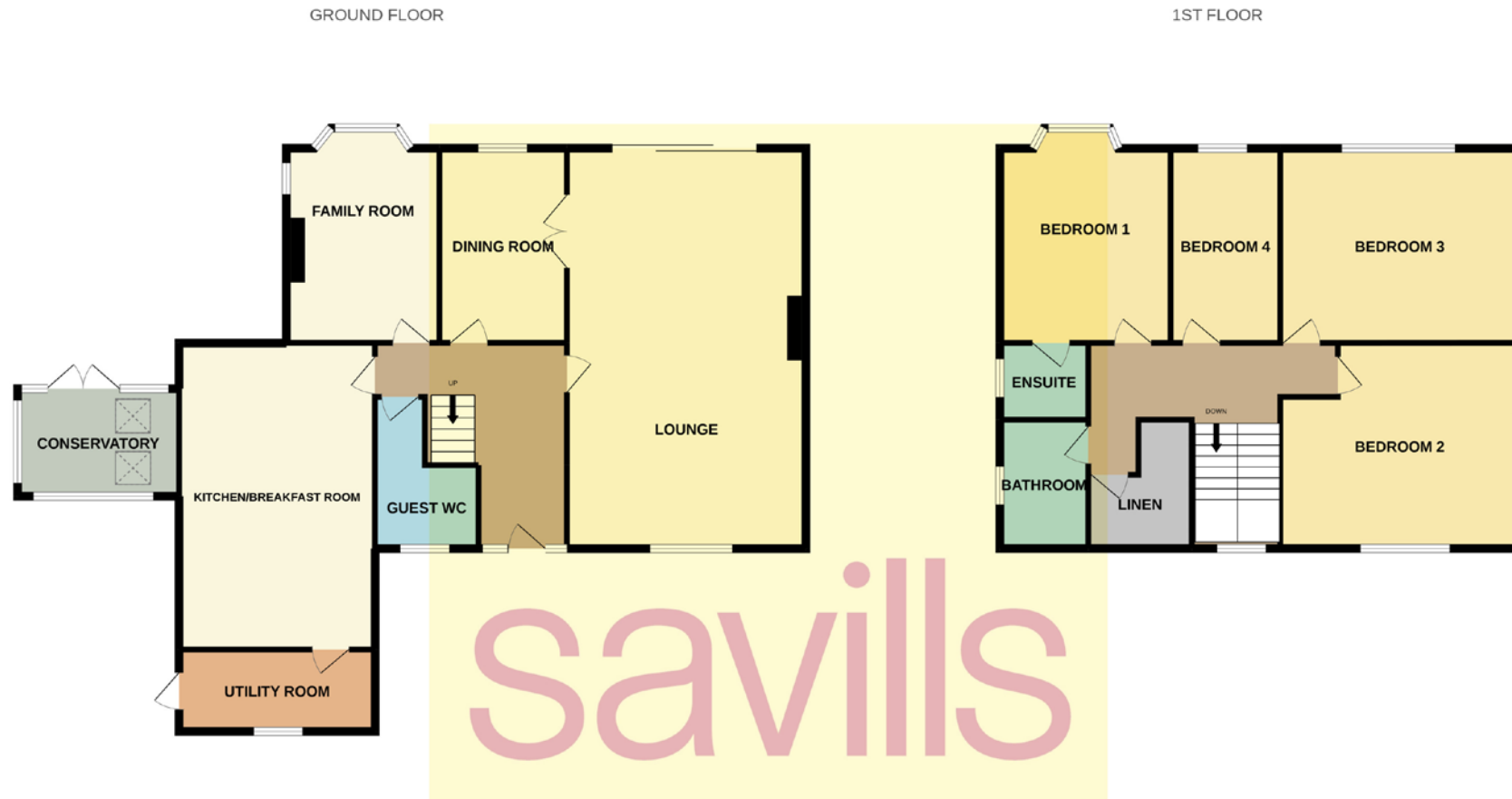
BER Number: 115155996

Energy Performance Indicator: 277.67 kWh/m2/yr

## VIEWING

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