

Spacious & Modern 3 Bedroom Semi-Detached Residence

**No. 1 Gleann Fia,
Bawnafinny,
Tower,
Co. Cork.
T23 YR92**

FOR SALE BY PRIVATE TREATY



A.M.V €295,000

Built in 2009, No. 1 Gleann Fia has everything to offer, from its spacious and modern living accommodation to its superb location. Nestled on a corner site, the property is in immaculate condition having been lovingly maintained and decorated by its owners.

All amenities including Supermarket, Shops, Pharmacy, Pubs, Restaurants, National School, Leisure Activities, GAA & Soccer Clubs, Muskerry Golf Club are nearby in Tower with Blarney just a couple of minutes away with the World famous Blarney Castle and numerous scenic walks and a host of activities and services, both Ballincollig and Cork City are easily accessed.

Viewing is highly recommended.

ACCOMMODATION:

Entrance Hallway: 4.7 x 2.0 tiled floor, built-in under stairs storage.



Guest W.C: with w.c. & w.h.b.

Living Room: 4.3 x 3.0





Kitchen/Dining Room: 5.1 x 3.5(m) newly refurbished units & eye level presses, breakfast counter, tiled floor
“Zanussi” electric oven, “Bosch” 4 ring gas hob, stainless steel extractor fan, plumbed for dishwasher
& washing machine.



Sun Room: 3.1 x 2.6 tiled floor, door to rear garden.



FIRST FLOOR:

Bedroom 1: 3.3 x 3.0

En-Suite: 2.2 x 1.00 w.c. , w.h.b. & pumped shower.



Bedroom 2: 4.0 x 2.7 double built-in wardrobe.



Bedroom 3: 2.4 x 2.2 built-in wardrobe



Bathroom: 2.2 x 2.0 tiled floor, bath with pumped shower, w.c. & w.h.b.



OUTSIDE :

Private Westerly facing rear garden with patio area with outdoor tap & side entrance.
Garden Shed 3.7 x 2.0 wired.



SERVICES : Gas fired central heating & Solar Panels (water)
Mains Water
Mains Drainage

EIRCODE : T23 YR92

BER: B2 – BER NO. 100553148

FEATURES:

- Modern & spacious living accommodation
- In turn-key condition throughout
- Guest w.c.
- Master Bedroom En-Suite
- Gas fired central heating & Solar Panels (hot water)
- Security Alarm
- Fibre Broadband
- Enclosed Westerly facing rear garden with side entrance & outdoor tap
- Garden shed 3.7 x 2.0 (wired)
- Superb location, with all amenities on your door step in Tower and nearby Blarney and just a short drive from Cork City.
- Just a couple of minutes walk to Bus Stop – 215 Bus servicing Mahon via Blackpool & Cork City every 30 mins.

VIEWING : Strictly by prior appointment with the sole selling agents.



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