

Spacious & superbly located 3 Bedroom Semi-Detached Property.

**No. 60 The Willows,
Gort an Oir,
Castlemartyr,
Co. Cork.
P25 FD35**

FOR SALE BY PRIVATE TREATY



A.M.V. €250,000

No. 60 The Willows was built in 2004 and is a bright, well-proportioned residence which extends to a generous c. 132.58m² (1,427 ft²), having been stylishly and tastefully extended in 2015 by its loving owners. This property is superbly located overlooking a large green area in this family orientated and popular residential area, which has an on-site Crèche/ Playschool & After School facility. All local amenities are within walking distance including National School, Shops, Post Office, Church, Pharmacy, Forest Walk and the renowned Castlemartyr Resort & Golf Club, whilst it's just a short drive to Garryvoe Beach, Hotel & Leisure Centre, the property has easy access onto the N25 and just a 20 minute commute to Cork City. Viewing is highly recommended.

ACCOMMODATION:

Entrance Hallway: with tiled floor, under-stairs storage

Office / Playroom : 2.9 x 2.1 timber floor, storage area.



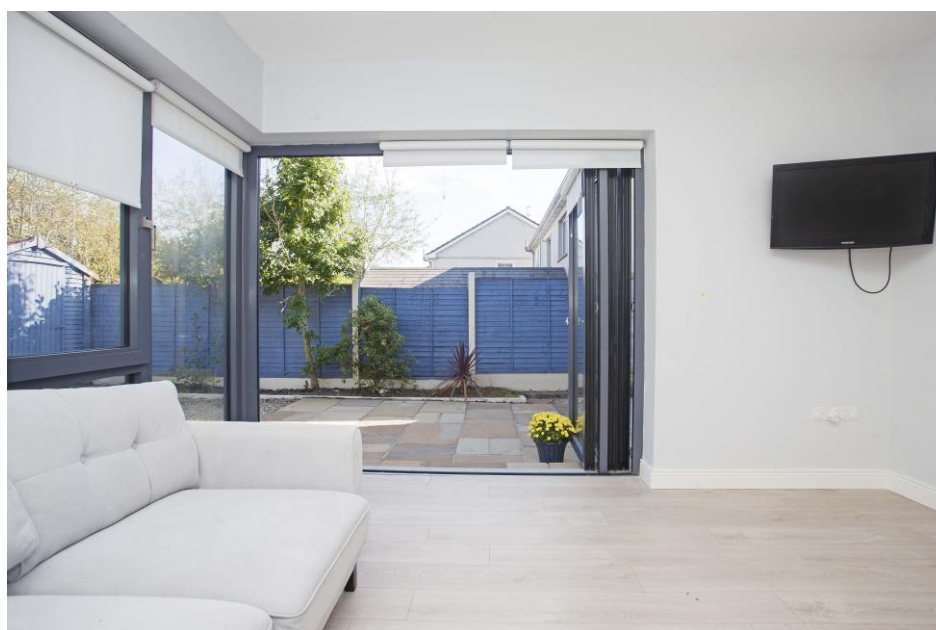
Living Room : 4.1 x 3.5 gas fire with cast iron surround, built-in t.v. & display units.



Kitchen/Dining Area: 5.0 x 5.6 tiled floor, built-in units & eye level presses, kitchen appliances with utility & w.c. off.



Living Area: 3.9x3.3 timber floor, bi-folding doors to rear patio area.



Utility Room : 3.7 x 1.8 tiled floor, plumbed for washing machine & dryer, door to rear.
W.C.: tiled floor, w.c. & w.h.b.

FIRST FLOOR :

Master Bedroom: 3.5 x 3.2 timber floor, built-in wardrobes.

En-Suite : 1.6 x 1.5 with w.c., w.h.b. & electric shower.



Bathroom: 2.6 x 2.0 tiled floor & bath area, with bath, w.c. & w.h.b.



Bedroom 2: 3.6x3.1 timber floor.



Bedroom 3: 3.8x2.9 timber floor



OUTSIDE :

Double driveway and garden to the front.

Enclosed rear garden with patio area & garden shed.





SERVICES : Mains Water, Drainage & Gas.

EIRCODE : P25 FD35

BER: B3 - BER No. 112999743

FEATURES:

- Attractive property in turn key condition throughout
- Tastefully extended in 2015
- Generous living accommodation
- Guest w.c. on ground floor
- Study/Playroom/4th Bedroom on ground floor
- Under stairs storage
- Master bedroom en-suite
- Attic stairs to partially floored attic, with light
- Zoned Gas fired central heating
- Covered storage area at side of house
- Wired for Security Alarm
- Enclosed rear garden with patio area
- Outside tap
- Superb location

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



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