

## 81 Woodfield, Station Road, Blarney, Cork



ERA Downey McCarthy are very pleased to offer to the market this contemporary and beautifully presented 3 storey, four bedroom townhouse, situated in the ever popular location of Woodfield in Blarney, Cork. Woodfield is a beautifully designed development of family homes, overlooking mature woodlands yet within easy walking distance of the village and all local amenities in Blarney including The Woollen Mills, shops, restaurants, schools, creche and public transport.



**AMV: €395,000**

**BER B2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Modern family home
- Superbly presented throughout
- Approx. 175.1 Sq. M. / 1,885 Sq. Ft.
- Built in 2006/7
- BER B2
- Four/five bedrooms
- Situated within a quiet cul-de-sac
- A stones' throw away from the picturesque Blarney village and all local amenities
- 20 minute drive to Cork city centre
- 10 minute drive from Blackpool shopping centre
- Easy access to the N20 road network
- On the 215 bus route

## | GROUND FLOOR - HALLWAY

5.86m x 4.05m (19'2" x 13'2")

An attractive teak front door with centre glass panelling allows access to the main reception hallway. The hallway features beautiful neutral décor, modern tile flooring, one feature light fitting and stairs leading to the lower and upper levels.

The ground floor hallway has carpet flooring, two light fittings, a fuse board, one radiator and solid doors leading to all rooms.



## | LIVING ROOM

4.47m x 4.12m (14'6" x 13'5")

The living room has attractive high quality timber flooring, centre light fitting, radiator and neutral décor. A door allows access to the front of the property.



## | **BEDROOM 4**

4.82m x 2.86m (15'8" x 9'3")

This versatile room could serve a multitude of uses on this level, either as a bedroom or as a separate dining area/additional living space. The room has one large Velux window, high quality timber flooring, one light fitting and a radiator.



## | **KITCHEN**

3.54m x 2.58m (11'6" x 8'4")

The kitchen has tile flooring, one radiator, solid fitted units at eye and floor level, attractive neutral décor, plumbing for a washing machine and dishwasher, space for an oven/hob/extractor fan and space for a fridge freezer.



## | **SHOWER ROOM**

2.39m x 1.4m (7'8" x 4'5")

The shower room features a three piece suite including a shower cubicle incorporating a Mira Elite 2 electric shower, floor and wall tiling, a radiator, one centre light fitting, one wall-mounted light fitting and an extractor fan.



## | FIRST FLOOR - LANDING

6.1m x 2.26m (20'0" x 7'4")

The first floor landing has carpet flooring, one centre light fitting, radiator and a smoke alarm.



## | LIVING ROOM/LOUNGE

5.28m x 3.19m (17'3" x 10'4")

The living room has a feature bay window to the front of the property, high quality timber flooring, two light fittings, one radiator, a feature fireplace and attractive neutral décor. Double doors allow access to the open plan kitchen/dining area.



## | KITCHEN/DINING

4.19m x 5.51m (13'7" x 18'0")

A fantastic open plan kitchen/dining space has solid fitted units at eye and floor level with extensive worktop counter and tile splashback, attractive neutral décor, a stainless steel sink, plumbing for a dishwasher and space for an oven/hob/extractor fan. There is one window to the rear, two light fittings, one large radiator and tile flooring throughout. A glass door allows access to the rear garden.



## | SECOND FLOOR - LANDING

4.2m x 2.31m (13'7" x 7'5")

The second floor landing has carpet flooring, one centre light fitting, access to the hot press, a radiator and a Stira staircase to the attic.



## | BEDROOM 1

4.09m x 3.08m (13'4" x 10'1")

A spacious double bedroom has carpet flooring, built-in wardrobe units, one window overlooking the front, centre light fitting, radiator. A door allows access to the en suite.



## | EN SUITE

1.15m x 2.76m (3'7" x 9'0")

The en suite bathroom features a three piece suite including a shower cubicle incorporating a power shower, floor and wall tiling, centre light fitting and an extractor fan.



## | **BEDROOM 2**

4.66m x 3.12m (15'2" x 10'2")

Another spacious double bedroom has carpet flooring, built-in wardrobe units, window to the rear, centre light fitting, radiator.



## | **BEDROOM 3**

3.79m x 2.32m (12'4" x 7'6")

This bedroom has carpet flooring, built-in wardrobe units, window to the rear, centre light fitting, attractive neutral décor and a radiator.



## | **MAIN BATHROOM**

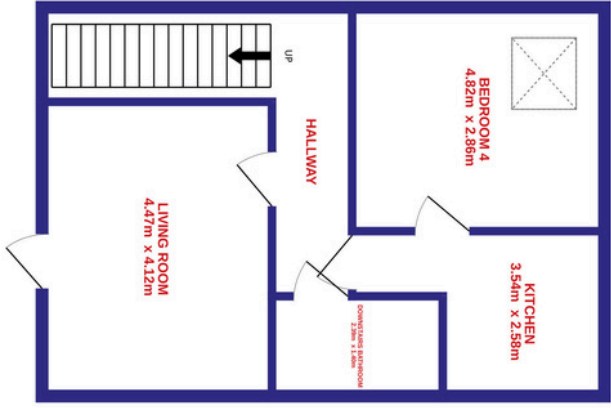
1.8m x 2.31m (5'9" x 7'5")

The bathroom features a four piece suite, floor and wall tiling, centre light fitting and a frosted window.

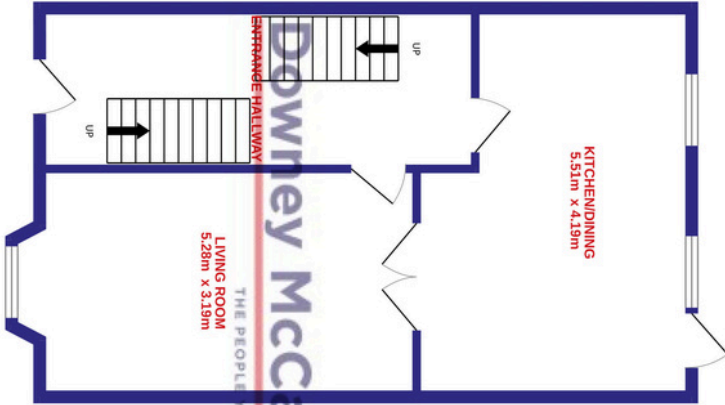


# FLOOR PLAN

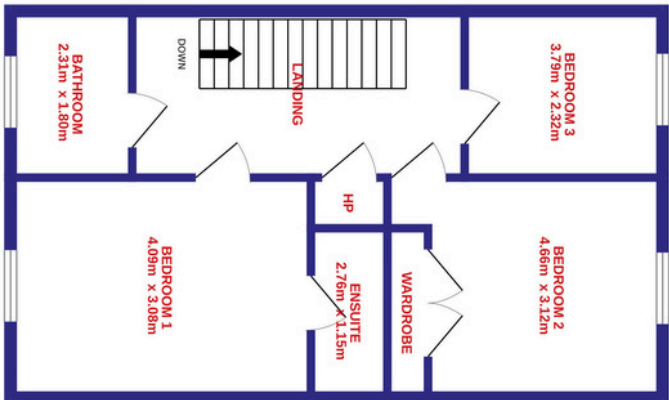
GROUND FLOOR



1ST FLOOR



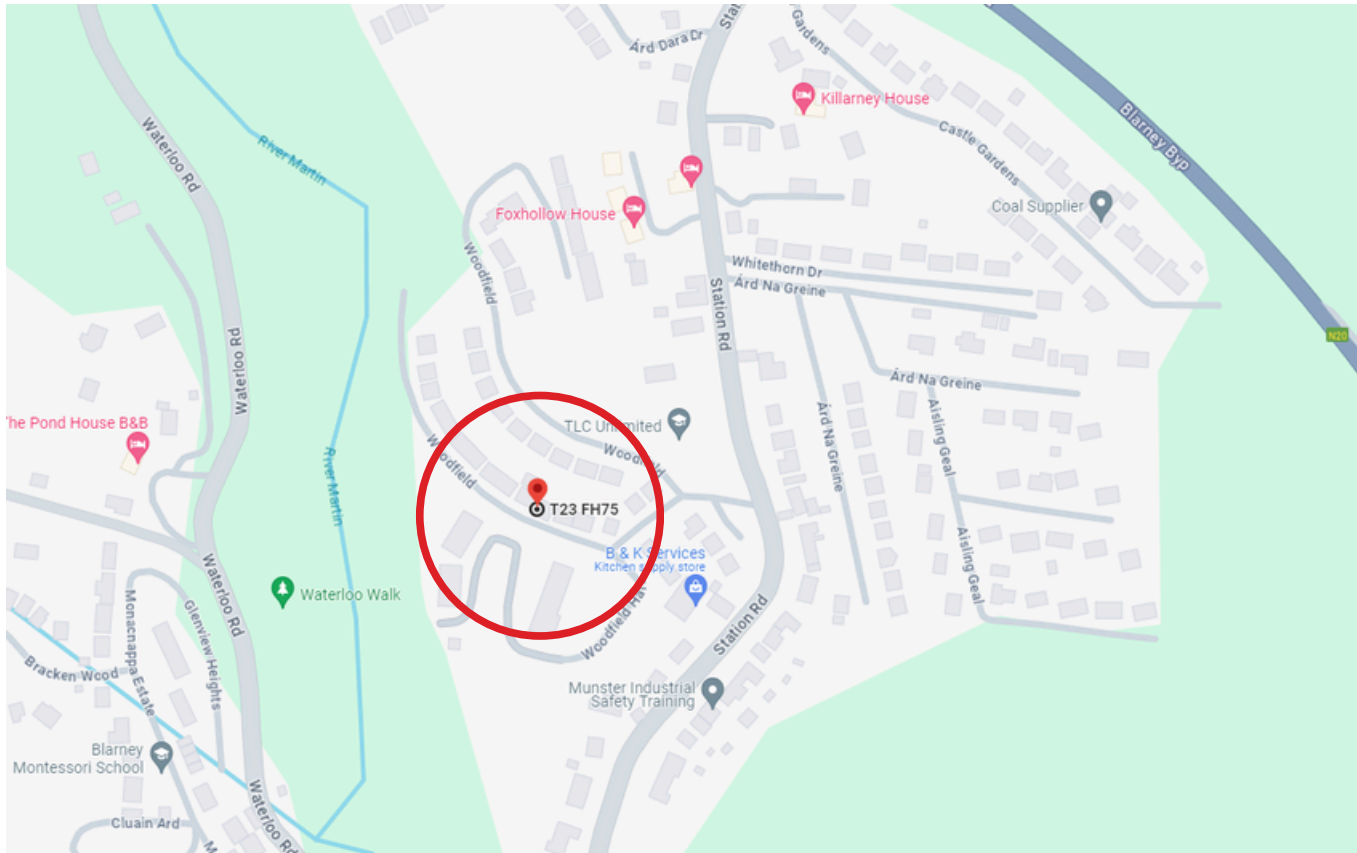
2ND FLOOR



Downey McCarthy  
THE PEOPLE YOU CAN TRUST

## | DIRECTIONS

Please see Eircode T23 FH75 for directions.



## | ALL ENQUIRIES TO:



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