

# 15 Ashmore, Pembroke Wood, PASSAGE WEST, CO. CORK.



**Howard**  
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PSR No. 003581

# 4 Bedroom Semi Detached Residence

An exceptional opportunity to acquire a beautifully upgraded and generously proportioned semi-detached family home in the ever-popular Pembroke Woods development, Passage West. Offered to the market in truly turn-key condition, this outstanding residence has been thoughtfully extended and improved by its current owners and now presents an impressive A3 energy rating — making it one of the most energy-efficient family homes available in the area today.

## Energy Efficiency You Can Feel — and See on Your Bills

The A3 BER is backed by a fully installed solar PV panel system, delivering real, tangible benefits for the modern family. Solar PV generates free electricity directly from daylight, significantly reducing your reliance on the grid and cutting household energy bills year-round. Surplus energy generated during the day can be used to power appliances, charge devices, and heat water — meaning the system works hard for you even when you're not at home. In today's energy climate, this level of efficiency is not just a comfort — it's a genuine financial asset.

## Exceptional Family Accommodation

The ground floor has been designed with busy family life firmly in mind. Two generous reception rooms offer fantastic flexibility — whether you need a formal sitting room, a relaxed TV lounge, or a dedicated playroom for the kids. A separate playroom adds yet another layer of versatility, while the bright and spacious kitchen and adjoining utility room keep the everyday running smoothly. A ground floor WC completes this level in style.

Upstairs, four well-proportioned bedrooms comfortably accommodate the whole family. The master bedroom benefits from its own ensuite, while a family bathroom serves the remaining rooms — a practical and well-considered layout for family living.

## Work From Home in Style

The converted attic is a real bonus, offering two distinct spaces: a dedicated home office ideal for remote working or study, and a separate storage room — keeping the rest of the house clutter-free. Accessed with ease, this upper level adds valuable square footage that truly elevates this home above comparable properties.

## A Garden That Steals the Show

Step outside and discover what may well be the finest feature of all — a spacious, sun-drenched rear garden that basks in glorious afternoon light. Whether you're entertaining guests, watching the children play, or simply unwinding after a long day, this outdoor space is a genuine sanctuary. Landscaped and private, it's the kind of garden that sells a home.





## PROPERTY DETAILS:

Hallway:

Sitting Room: **5.3 x 3.6m**

Kitchen / Dining: **4.9m x 3.0m**

Family Room: **6.3m x 2.7m**

Utility Room: **2.5m x 1.6m**

Play Room: **3.6m x 3.5m**

WC: **1.2m x 0.7m**

### **STAIRS TO FIRST FLOOR**

Master Bedroom: **5.0m x 2.7m**

Ensuite: **2.6m x 2.6m**

Bedroom 2: **3.6m x 3.6m**

Bedroom 3: **3.5m x 3.4m**

Bedroom 4: **2.4m x 2.4m**

Bathroom: **1.9m x 1.8m**

### **STAIRS TO ATTIC**

Storage Room: **4.0m x 3.3m**

Office: **3.3m x 3.3m**



**ASKING  
PRICE:**

**€460,000**



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