

10 Douglas Close, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to offer to the market this impressive, three bedroom, three storey townhouse, situated within an exclusive gated development in the heart of Douglas village. With all essential and recreational amenities right at your doorstep, this superb property presents an excellent opportunity for a prospective purchaser to acquire a home in turn key condition in a most sought after and desirable location.

Accommodation consists of reception hallway, guest w.c, kitchen/dining, living room, utility room, and store room on the ground floor. On the first floor the property offers a double bedroom with en suite bathroom, and a superb spacious lounge which overlooks the courtyard. At second floor level there are two additional bedrooms and the main bathroom.

AMV: €575,000

BER C1

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 156 Sq. M. / 1,679 Sq. Ft.
- Built in 1997
- BER C1
- Gas fired central heating
- Three spacious bedrooms
- South facing rear garden
- Situated within a private and secure gated development
- Ample parking available
- Superb location in the heart of Douglas village
- A stone's throw from a number of essential and recreational amenities
- Easy access to the N28 road network

| RECEPTION HALLWAY

5.05m x 3m (16'5" x 9'8")

A timber door with frosted glass panelling allows access to the main reception hallway. The hallway has tile flooring, two power points, neutral décor, one centre light piece, one radiator and access to under stair storage, which also houses the hot press.



| GUEST W.C

1.5m x 1.34m (4'9" x 4'3")

The guest w.c features a two piece suite, tile flooring, one floor to ceiling frosted window to the front, one radiator, extractor fan, and one wall-mounted mirror.



| KITCHEN/DINING

5.65m x 3.71m (18'5" x 12'1")

The kitchen/dining area has tile flooring, recessed spot lighting, neutral décor, one window to the front of the property, one radiator, and ample power points.

The kitchen features fitted units at eye and floor level in a U-shape with extensive worktop counter and tile splashback. The kitchen includes an integrated oven/hob/extractor fan, space for an under counter fridge, storage space, and a stainless steel sink.

Tiled steps lead down to the sunken living room.



| LIVING ROOM

3.57m x 3.92m (11'7" x 12'8")

This impressive living space has timber flooring, one feature centre light piece, an open gas fireplace, neutral décor, ample power points, floor to ceiling windows overlooking the rear garden, and a PVC door with glass panelling allows access to same.



| UTILITY ROOM

2.86m x 1.94m (9'3" x 6'3")

A spacious utility room has tile flooring, one centre light piece, worktop counter, space for an under counter freezer, plumbing for a dishwasher, space for a washing machine, and power points. A door allows access to the store room.



| STORE ROOM

2.01m x 2.65m (6'5" x 8'6")

This area has tile flooring, one centre light piece, worktop counter, space for a dryer, power points, and a door with frosted glass panelling allowing access to the rear garden. The gas boiler is also housed here.



| FIRST FLOOR STAIRS AND LANDING

1.61m x 3.43m (5'2" x 11'2")

The stairs and landing are fitted with carpet flooring throughout. The first floor landing is tiered and features one radiator, one centre light piece, two power points, and neutral décor.



| LOUNGE

4.54m x 5.97m (14'8" x 19'5")

French double doors allow access to this magnificent first floor living space, which has two windows to the front of the property, including a bay window, flooding the area with extensive natural light. The room has timber flooring, one feature centre light piece, an open gas fireplace, neutral décor, and ample power points.



| BEDROOM 1

2.83m x 5.96m (9'2" x 19'5")

Two steps up from the first floor landing allows access into the spacious main bedroom. The room has one window to the rear of the property, neutral décor, carpet flooring, one centre light piece, one radiator, built-in wardrobe units for storage, and ample power points. A door allows access into the en suite.



| EN SUITE

2m x 2.65m (6'5" x 8'6")

The en suite features a three piece suite including a shower cubicle fitted with a Mira Elite SE electric shower. There is one Velux window overlooking the rear of the property, floor and wall tiling, one wall-mounted light piece, and one wall-mounted mirror.



| SECOND FLOOR STAIRS AND LANDING

1.6m x 1.21m (5'2" x 3'9")

The second floor stairs and landing are fitted with carpet flooring. The landing has one centre light piece, and an access hatch to the attic.

| BEDROOM 2

3.44m x 5.97m (11'2" x 19'5")

A large double bedroom has timber flooring, neutral décor, one dormer window overlooking the front of the property, one radiator, one centre light piece, built-in wardrobe units for storage, and ample power points.



| BEDROOM 3

3.72m x 2.79m (12'2" x 9'1")

Another spacious double bedroom has timber flooring, neutral décor, one dormer window to the rear, one radiator, one centre light piece, built-in wardrobe units for storage, and power points.



| BATHROOM

2.02m x 3.07m (6'6" x 10'0")

The bathroom features a three piece suite including a shower cubicle fitted with a Mira Sport electric shower. There is one Velux window to the rear of the property, floor and wall tiling, one radiator, and one wall-mounted light piece.



| FLOOR PLAN



| GARDENS AND EXTERIOR

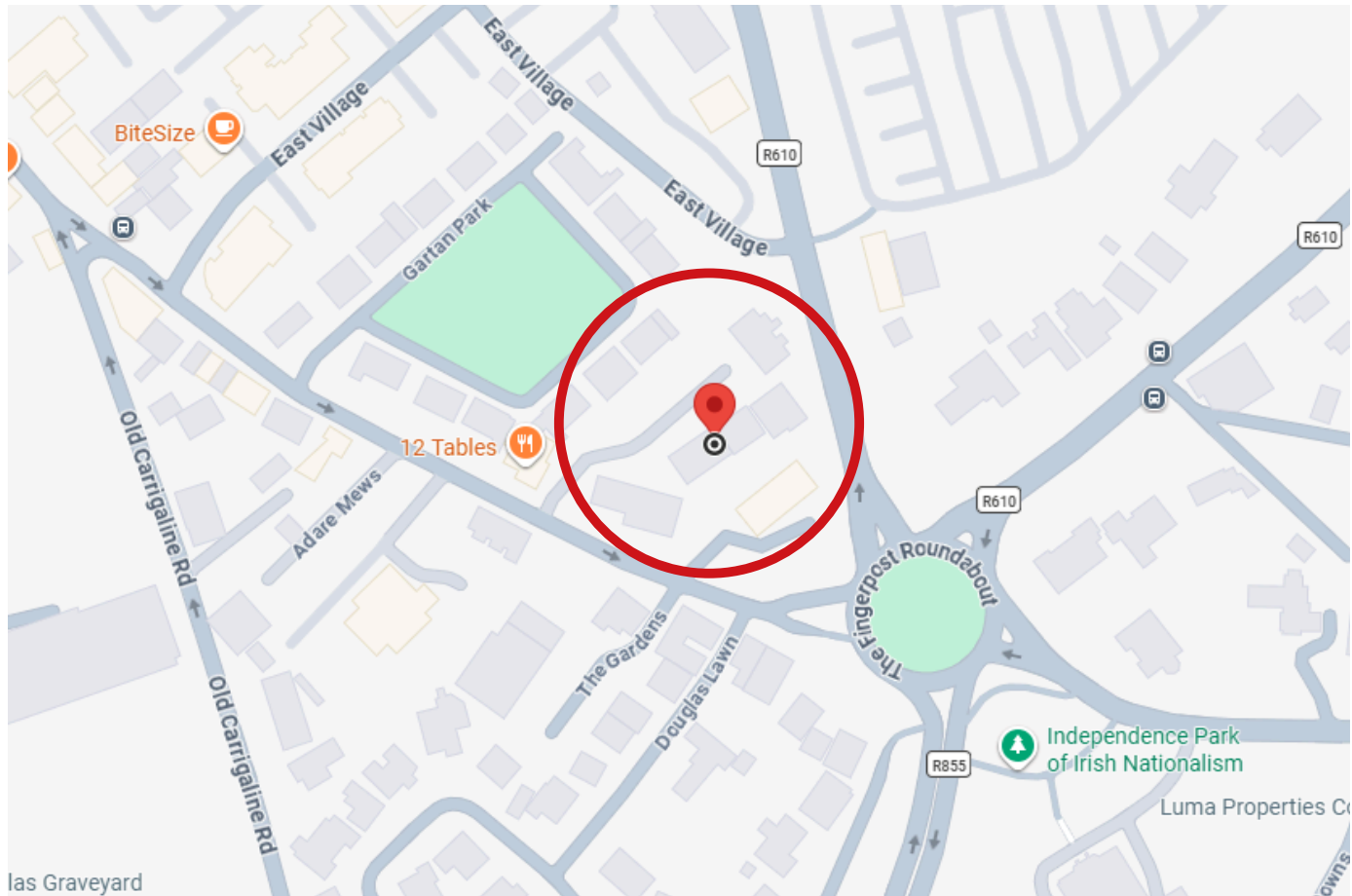


The front of the property has ample parking available behind secure electric gates.

The rear of the property offers a south facing rear garden, which is fully enclosed to all sides. There is a patio area located off the kitchen/dining space which is ideal for outdoor entertaining in the warmer summer months.

| DIRECTIONS

Please see Eircode T12 NXW4 for directions.



| ALL ENQUIRIES TO:

Sean McCarthy
086 8385768
sean@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Solicitor: Peter O'Dea, O'Connor O'Dea Binchy LLP, Main Street, Charleville, Co. Cork

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