

7 Grosvenor Mews, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this superbly positioned property within the heart of Douglas village set within a quiet cul-de-sac. This property offers convenience at your doorstep, being just a short walk from all essential and recreational amenities.

Accommodation includes reception hallway, guest w.c, living room, and an open plan kitchen/dining area on the ground floor. Upstairs the property offers three spacious bedrooms and the main family bathroom.

AMV: €295,000

BER C

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 85.62 Sq. M. / 922 Sq. Ft.
- Built in 1979
- BER C
- Three bedrooms
- Newly fitted carpet flooring
- Enclosed rear yard
- Off street parking for two vehicles
- Superb location in the heart of Douglas Village
- Close to all amenities

| RECEPTION HALLWAY

4.41m x 1.76m (14'4" x 5'7")

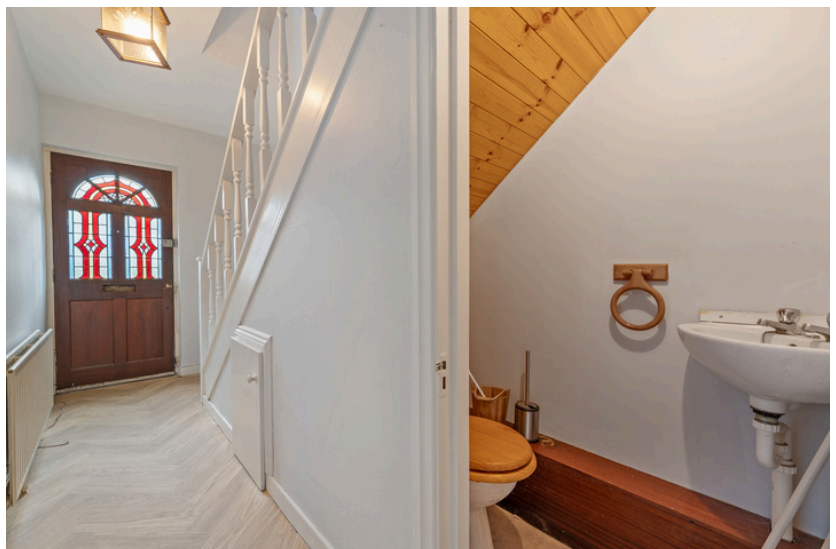
A solid wooden door with attractive stain glass panelling allows access into the reception hallway. The bright hallway has new herringbone vinyl flooring, neutral décor, one large radiator, one centre light piece, and under stair storage.



| GUEST W.C

1.44m x 0.76m (4'7" x 2'4")

The guest w.c features a two piece suite, one centre light piece, and access to the alarm panel.



| LIVING ROOM

4.21m x 3.16m (13'8" x 10'3")

The main living room has newly fitted carpet flooring, one large window to the front of the property, neutral décor, one centre light piece, one radiator, and four power points.



| OPEN PLAN KITCHEN/DINING

3.91m x 5.06m (12'8" x 16'6")

A spacious and bright kitchen/dining area has a large window overlooking the rear yard and a door with frosted glass panelling allowing access to same, flooding the room with natural light. The room has new herringbone vinyl flooring,

The kitchen features solid fitted units at eye and floor level with worktop counter and tile splashback. The area has a stainless steel sink, space for an oven, space for an under counter fried, plumbing for a washing machine, one centre light piece, five power points, and access to the gas boiler.

The dining area/lounge has a red brick fireplace, four power points, and one large radiator.



| STAIRS AND LANDING

2.97m x 1.83m (9'7" x 6'0")

The stairs and landing are fitted with new carpet flooring throughout. At the top of the landing there is one centre light piece, and access to the attic.



| BEDROOM 1

4.15m x 2.64m (13'6" x 8'6")

This spacious double bedroom has one window to the front of the property, newly fitted carpet flooring, neutral décor, built-in wardrobes with vanity unit, one centre light piece, one radiator, and four power points.



| BEDROOM 2

4m x 3.2m (13'1" x 10'1")

Another spacious double bedroom has one window to the rear of the property, newly fitted carpet flooring, neutral décor, built-in wardrobes with vanity unit, one centre light piece, one radiator, and four power points.



| **BEDROOM 3**

2.82m x 2.35m (9'2" x 7'7")

This bedroom has one window to the front, newly fitted carpet flooring, neutral décor, built-in wardrobes, one centre light piece, one radiator, and four power points.



| **BATHROOM**

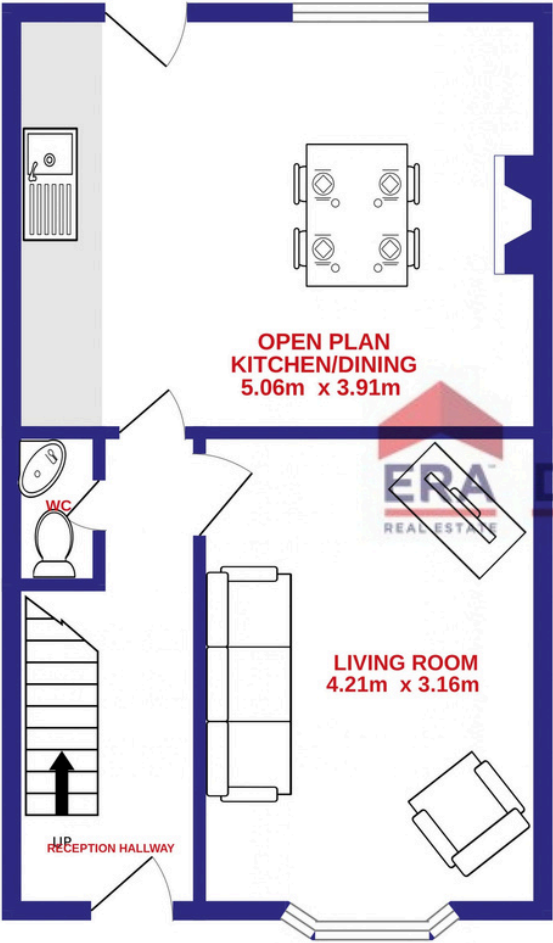
2.49m x 1.85m (8'1" x 6'0")

The main family bathroom features a four piece suite including a Triton T90 electric shower fitted over the bath. The room has vinyl flooring, tile splashback, one frosted window to the rear, one centre light piece, one radiator, and access to the hot press.

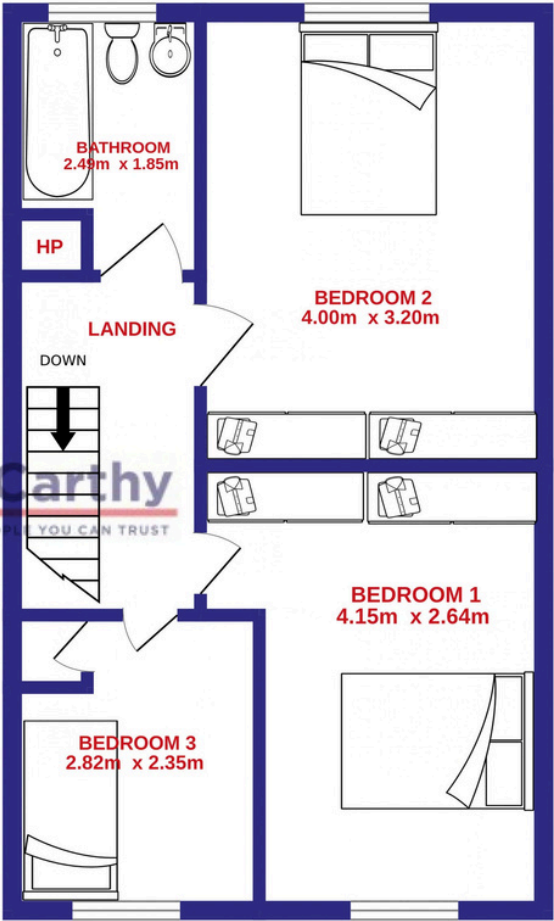


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

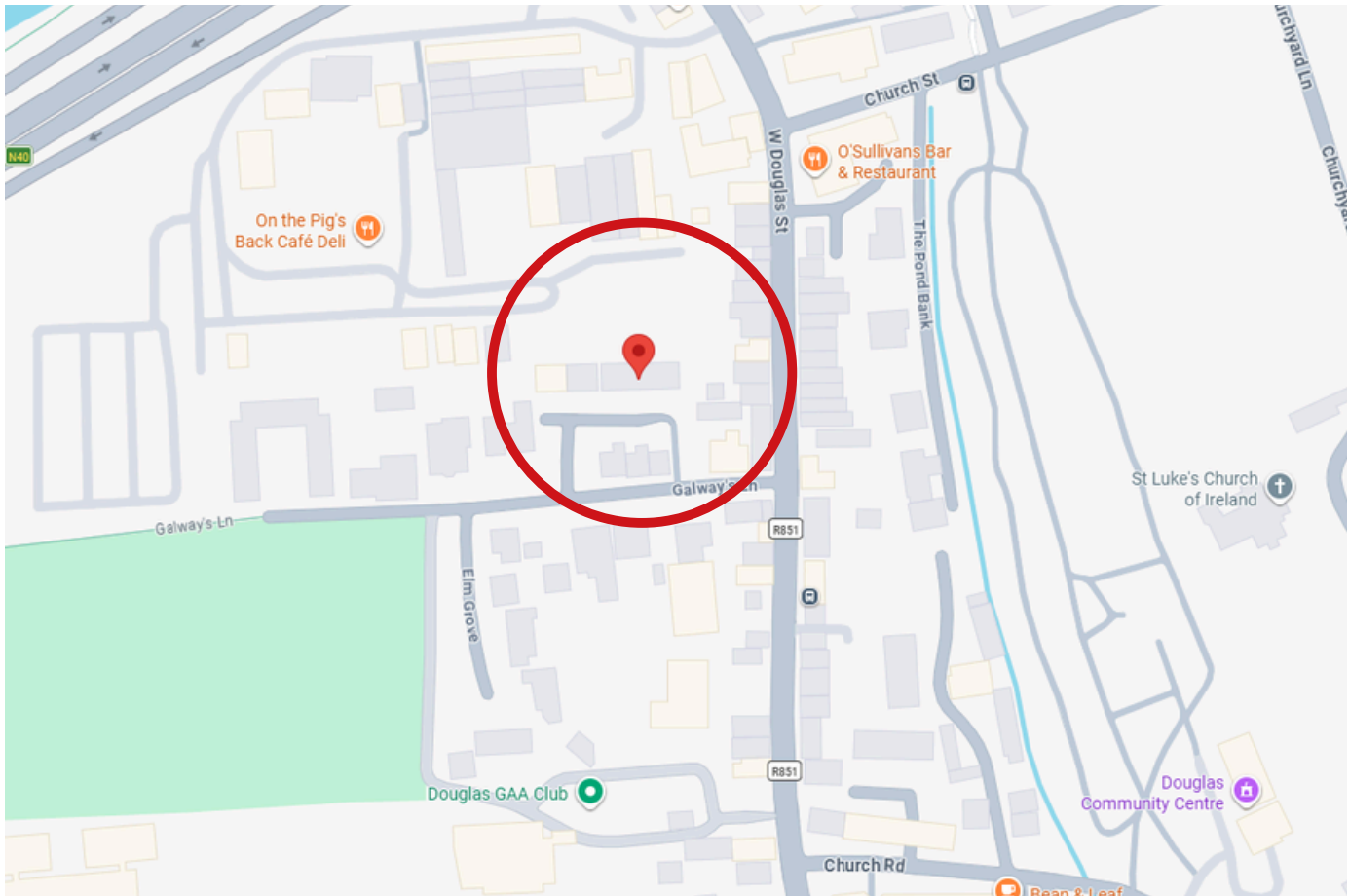


The front of the property features a beautiful red brick façade and allows off street parking for two vehicles.

The rear of the property is fully enclosed with mature hedging and block built walls. The area has a spacious and maintenance free patio area.

| DIRECTIONS

Please see Eircode T12 W9A2 for directions.



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