

## 44 Greenhills Court, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this three bedroom terraced property situated in a sought after location just off the South Douglas Road. The property is ideally located within walking distance of the city centre and Douglas village, in close proximity to all amenities including primary and secondary schools, shopping centres etc. The property is also adjacent to the South Ring Road network, making it easily accessible to Cork Airport and the Jack Lynch Tunnel.

Accommodation consists of reception hallway, living room, and kitchen/dining area on the ground floor. Upstairs the property offers three bedrooms and the main family bathroom.

**AMV: €295,000**

**BER C3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 80 Sq. M. / 861 Sq. Ft.
- Built in 1976
- BER C3
- Three bedrooms
- Enclosed rear garden
- Fantastic location close to a host of amenities including primary and secondary schools, shopping centres, shops, banks, restaurants
- Mature residential estate
- No Rent Cap

## | RECEPTION HALLWAY

4.42m x 1.79m (14'5" x 5'8")

A PVC door with side glass panelling allows access into the main reception hallway. The hallway has wood effect vinyl flooring, one centre light piece, under stair storage area, one radiator, two smoke detectors, access to the main fuse board, and two power points.



## | LIVING ROOM

4.79m x 2.62m (15'7" x 8'5")

The main living room has one Georgian style window to the front of the property, one centre light piece, one radiator, carpet flooring, neutral décor, and ample power points.



## | KITCHEN/DINING

4.2m x 4.51m (13'7" x 14'7")

The kitchen/dining area has wood effect vinyl flooring throughout. The area has one radiator, an open fireplace, one fluorescent light fitting, one window overlooking the rear garden, and a door with frosted glass panelling allowing access to same. The kitchen features solid fitted units at eye and floor level, worktop counter, attractive tile splashback, ceramic hob, a built-in oven, extractor fan, breakfast bar, and ample power points. The gas boiler is also housed within this room.



## | STAIRS AND LANDING

3.62m x 1.83m (11'8" x 6'0")

A timber staircase leads you to the first floor. The landing has carpet flooring, smoke detectors, CO2 detectors, one centre light piece, and an access hatch to the attic.



## | BEDROOM 1

4.51m x 2.6m (14'7" x 8'5")

This spacious double bedroom has carpet flooring, carpet on the floor, one radiator, one centre light piece, one Georgian style window to the front of the property, and two power points.



## | BEDROOM 2

4.53m x 2.59m (14'8" x 8'4")

Another double bedroom has carpet flooring, one radiator, one centre light piece, one window to the rear of the property, access to the hot press, and two power points.



## | BEDROOM 3

3.39m x 1.81m (11'1" x 5'9")

This single bedroom has carpet flooring, one radiator, one centre light piece, one window to the rear, and two power points.



## | BATHROOM

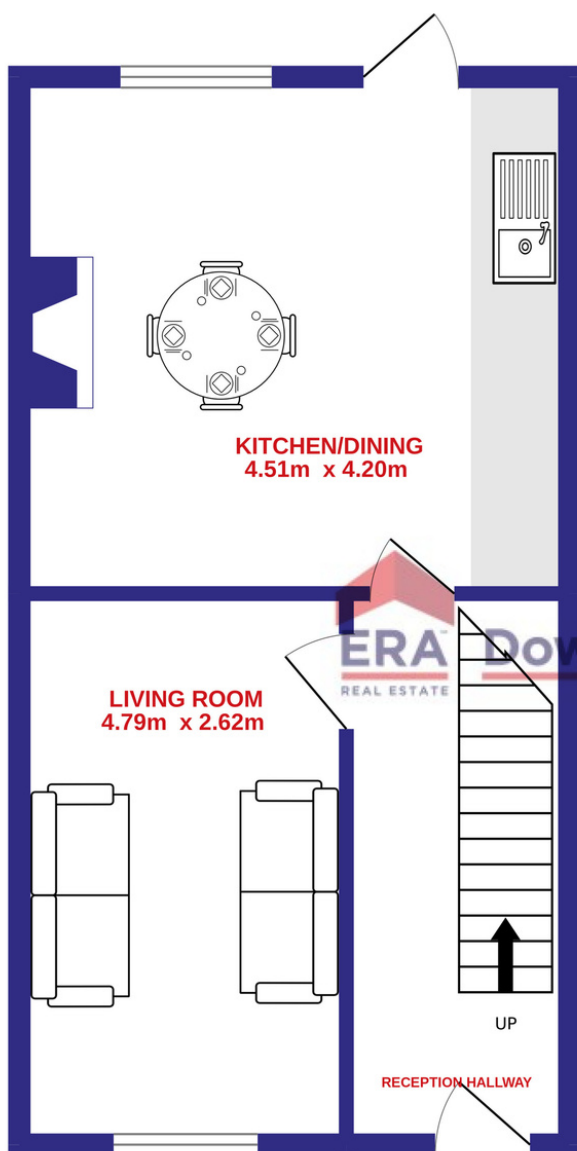
1.95m x 1.78m (6'3" x 5'8")

The main family bathroom features a four piece suite including a Mira Elite SE electric shower fitted over the bath. The room has floor and wall tiling, one centre light piece, one radiator, and one Georgian style window to the front of the property.

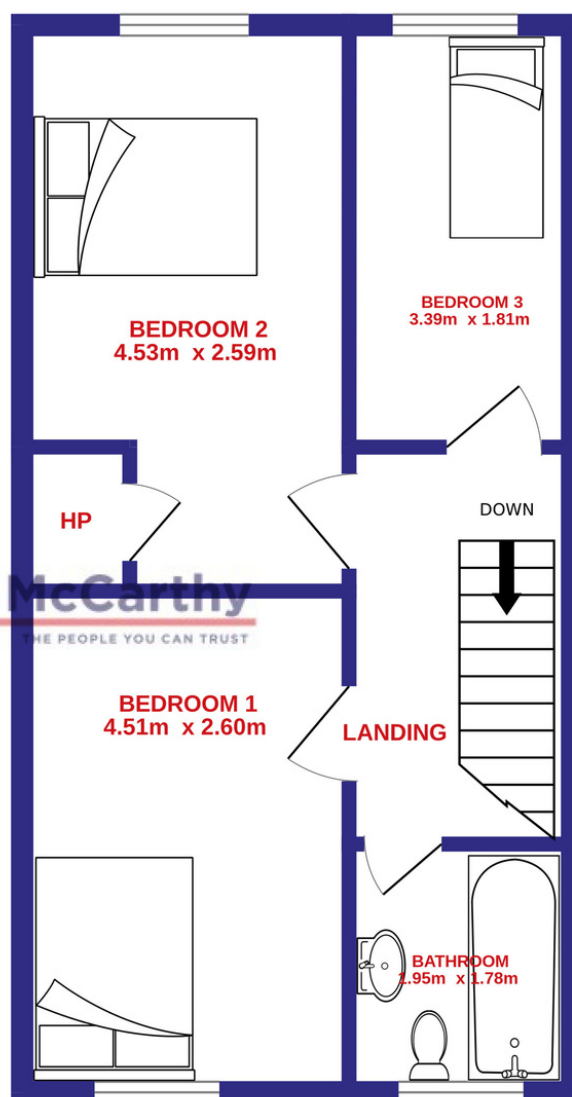


## | FLOOR PLAN

GROUND FLOOR



1ST FLOOR



## | GARDENS AND EXTERIOR



The front of the property has a maintenance free yard area.

The rear of the property has an enclosed rear garden which is laid to lawn, a patio area, and a Barna shed.

## | DIRECTIONS

Please see Eircode T12 RRC2 for directions.



## | ALL ENQUIRIES TO:

**Angela Jordan**

**0863783681**

**angela@eracork.ie**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

**Disclaimer:** The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.