

Hillside, 8 Lake Lawn, Well Road, Douglas, Cork



Michael Downey of ERA Downey McCarthy Auctioneers is proud to present to the market this superbly located three bedroom semi-detached property in the much sought after residential area of Lake Lawn on the Well Road in Douglas. The property benefits greatly from its position on a corner site with a super west facing rear aspect within close proximity to Douglas Village, Ballinlough and all amenities.

Accommodation consists of reception hallway, living room, dining room, and kitchen on the ground floor. Upstairs the property offers three spacious bedrooms, and the bathroom. There is a garage to the side of the property that also offers immense potential for conversion to further living accommodation SPP.

AMV: €550,000

BER D2

60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 104.38 Sq. M. / 1,124 Sq. Ft. including the garage
- BER D2 - BER no. 104029319
- Built in 1952
- Three bedrooms upstairs
- Adjoined garage to the side of the house
- Newly fitted gas boiler in 2026
- Fully enclosed and spacious west facing rear garden
- Beautiful, mature gardens to the front and rear
- Mature and much sought after residential location
- Close proximity to Douglas Village
- Positioned on the 219 bus route

| RECEPTION HALLWAY

4.92m x 2.25m (16'1" x 7'3")

A PVC door with frosted glass panelling allows access into the reception hallway. The bright reception hallway has a feature port hole window overlooking the front of the property, neutral décor, one centre light fitting, access to the electrical board, one large radiator, access to under stair storage and original wooden flooring.



| LIVING ROOM

3.65m x 4.22m (11'9" x 13'8")

The main living room has one large window overlooking the front of the property, allowing in extensive natural light. The room has a feature fireplace, ample space for a suite of furniture, wall-mounted shelving for storage, centre light fitting, radiator and wooden flooring.



| DINING ROOM

3.06m x 3.79m (10'0" x 12'4")

This versatile second living room/dining space has one window overlooking the rear of the property, plenty of space for a formal dining table or a suite of furniture, attractive neutral décor, centre light fitting, and wooden flooring. A door allows access into the kitchen.



| KITCHEN

4.1m x 2.68m (13'4" x 8'7")

The kitchen has solid fitted units at eye and floor level in an L-shape with extensive worktop counter and tile splash. The kitchen includes an integrated oven/hob/extractor fan, space for fridge freezer, stainless steel sink, and plumbing for a washing machine. The room has neutral décor, a large radiator, centre light fitting, a window overlooking the rear garden and tile flooring. A PVC door with glass panelling allows access out to the back garden and to the garage.



| STAIRS AND LANDING

2.34m x 5.19m (7'6" x 17'0")

The stairs and landing are fitted with carpet flooring throughout. The landing has one window overlooking the side of the property allowing in natural light, and access to two presses - one of which houses the hot press and another is used for storage.



BEDROOM 1

3.61m x 3.55m (11'8" x 11'6")

This spacious main bedroom has one window overlooking the front of the property, neutral décor, built-in wardrobe units for storage, radiator, fireplace, centre light fitting and wooden timber flooring.



BEDROOM 2

3.05m x 4.15m (10'0" x 13'6")

This double bedroom has one window overlooking the rear of the property, neutral décor, one radiator, one centre light fitting and timber flooring.



BEDROOM 3

2.74m x 2.57m (8'9" x 8'4")

Currently in use as a home office space, this generous sized single bedroom has one window overlooking the front of the property, neutral décor, radiator, centre light fitting and timber flooring.



| MAIN BATHROOM

3.61m x 3.55m (11'8" x 11'6")

The bathroom features a four piece suite including a Triton T90XR electric shower fitted over the bath. The room has fully tiled walls and floors, a frosted window overlooking the rear garden, radiator, centre light fitting, and an access hatch for the attic.

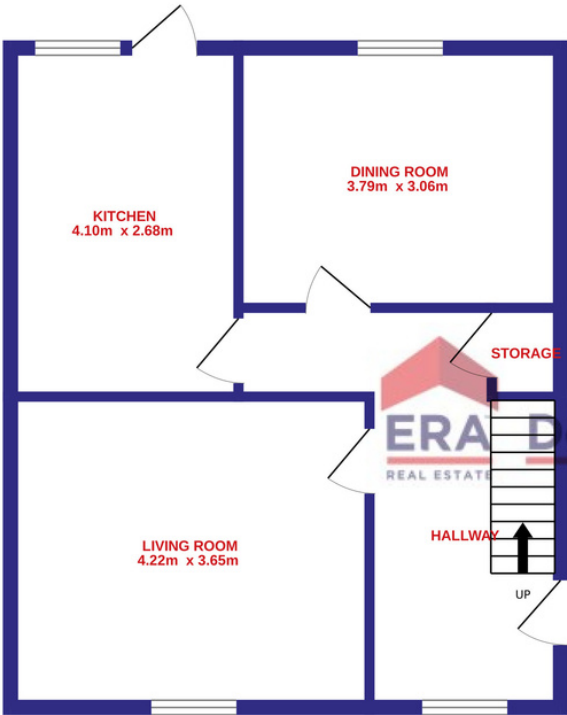


| GARAGE

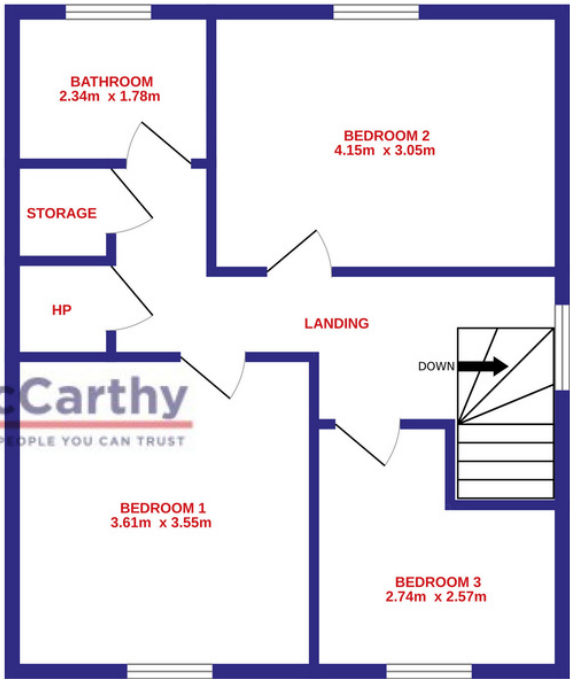
The adjoined garage to the side of the property offers immense potential for conversion to further living accommodation SPP.

| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR

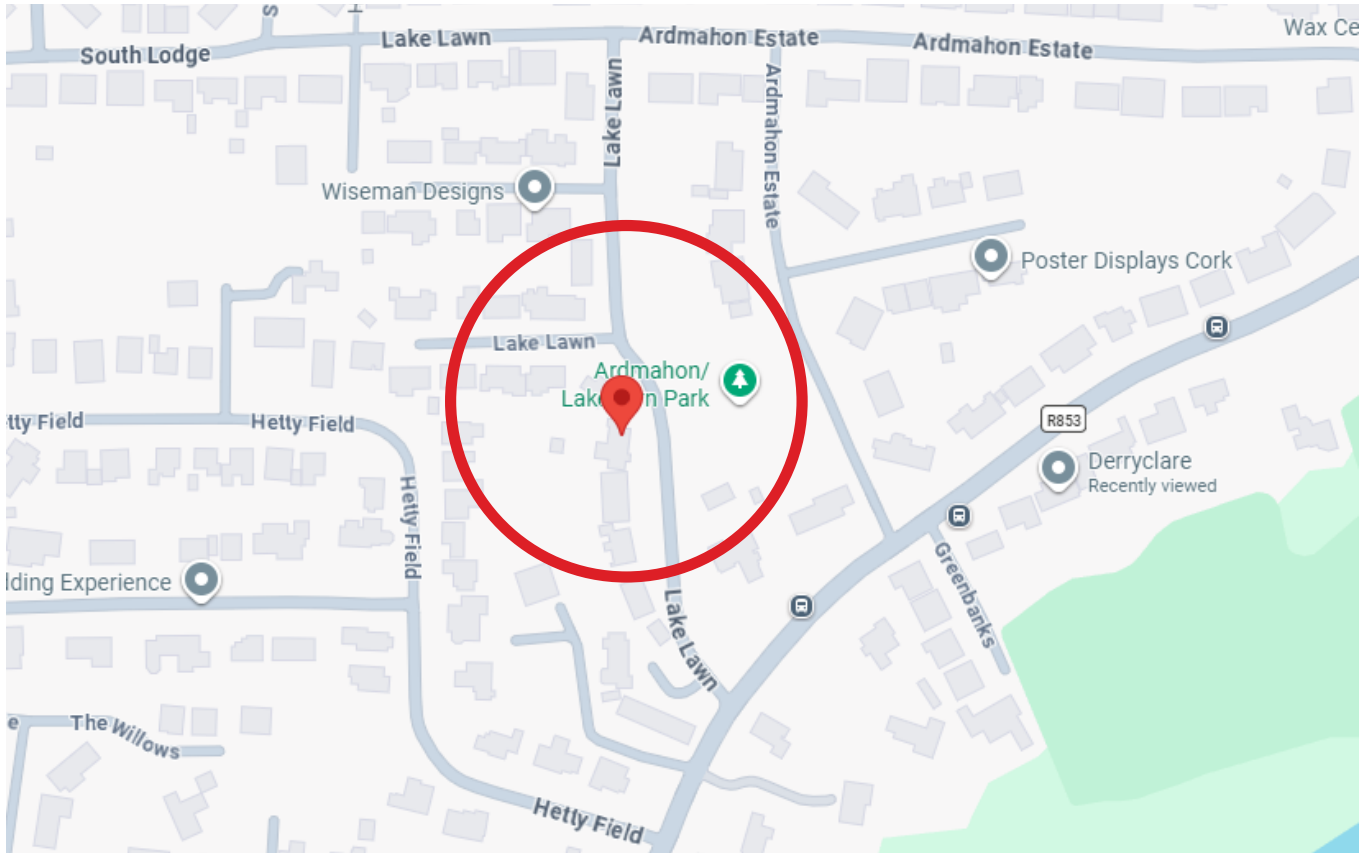


The front of the property has a concrete driveway that can accommodate off street parking for two vehicles. There is a garden area which is laid to lawn, and a concrete footpath leads to the front door.

The rear of the property boasts a large south-west facing garden which is fully enclosed with timber fencing and mature hedging. The garden is laid to lawn, most private and not overlooked. There is a garage at the side of the property also and there is a concrete patio area which is ideal for outdoor entertaining.

| DIRECTIONS

Please see Eircode T12 W0VK for directions.



| ALL ENQUIRIES TO:



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