

19 The Close, Maryborough Ridge, Douglas, Cork



Michael Downey of ERA Downey McCarthy is very pleased to present to the market this beautifully appointed and superbly located two bedroom townhouse, situated within a quiet cul-de-sac on Maryborough Hill in Douglas. It is close to a host of amenities including schools, golf and soccer clubs, shopping centres, shops, bars and restaurants as well as being within easy access of Douglas Village and the South Link Road Network.

Accommodation consists of reception hallway, guest w.c, living room, and kitchen/dining area on the ground floor. Upstairs the property offers two spacious double bedroom, and two en suite bathrooms.

AMV: €375,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 83.4 Sq. M. / 898 Sq. Ft.
- Built in 2007
- BER B
- Newly installed Baxi 816 boiler with 10 year warranty
- New carpets installed last year
- Two double bedrooms upstairs
- Both bedrooms come with en suite bathrooms
- Beautifully presented throughout
- Spacious and private rear garden
- Much sought after location
- Quiet cul-de-sac
- Close to a host of amenities in Douglas village, including two shopping centres, lively bars and restaurants, cafes etc
- Easy access to South ring road and all major routes

| RECEPTION HALLWAY

1.81m x 4.68m (5'9" x 15'3")

A high quality solid door with frosted glass panelling allows access into the reception hallway. The beautiful and welcoming reception hallway has solid wooden flooring, one radiator, access to the electrical board, attractive neutral décor, recessed spot lighting, a smoke alarm, and a door allows access into the guest w.c.



| GUEST W.C

0.83m x 1.52m (2'7" x 4'9")

The guest w.c features a two piece suite, one centre light fitting, tile flooring, attractive décor, and one radiator.



| KITCHEN/DINING

3.67m x 3.63m (12'0" x 11'9")

The spacious kitchen/dining area has tile flooring, recessed spot lighting, very attractive décor, one window overlooking the superb rear garden, and a door allowing access to same.

The kitchen features has high quality fitted units at eye and floor level with an extensive granite worktop counter and tile splashback. The kitchen includes plumbing for a washing machine, space for an oven/hob/extractor fan, and space for a fridge freezer. The room has one radiator cleverly disguised behind a radiator cover, ample dining space, and access to a cupboard that houses the gas boiler.



| LIVING ROOM

5.67m x 3.75m (18'6" x 12'3")

The superb main living room is dual aspect with two windows overlooking the front of the property and double glass doors overlooking the rear, flooding the area with extensive natural light. The living room has one centre light fitting, solid wooden flooring, a feature fireplace with open insert, plenty of space for a suite of furniture, two radiators, one television point and attractive neutral décor.



| STAIRS AND LANDING

1.98m x 3.99m (6'4" x 13'0")

The stairs and landing are fitted with carpet flooring throughout. The landing area has one window overlooking the front of the property, one centre light fitting, one smoke alarm and access to the hot press which is shelved for storage.



| BEDROOM 1

3.3m x 4.02m (10'8" x 13'1")

A spacious double bedroom has one window overlooking the rear garden, carpet flooring, built-in wardrobe units for storage, one radiator, one centre light fitting, attractive neutral décor, and a door allowing access into the en suite.



| EN SUITE 1

1.95m x 1.77m (6'3" x 5'8")

The en suite features a three piece suite including a built-in cubicle incorporating a Mira Event XS electric shower. The room has one frosted window overlooking to the front of the property, fully tiled walls and floors, one radiator and one centre light fitting.



| BEDROOM 2

3.3m x 3.45m (10'8" x 11'3")

Another generous sized double bedroom has one window overlooking the rear, carpet flooring, built-in wardrobe units for storage, one radiator, one centre light fitting, attractive neutral décor, and a door allowing access into the second en suite bathroom.



| EN SUITE 2

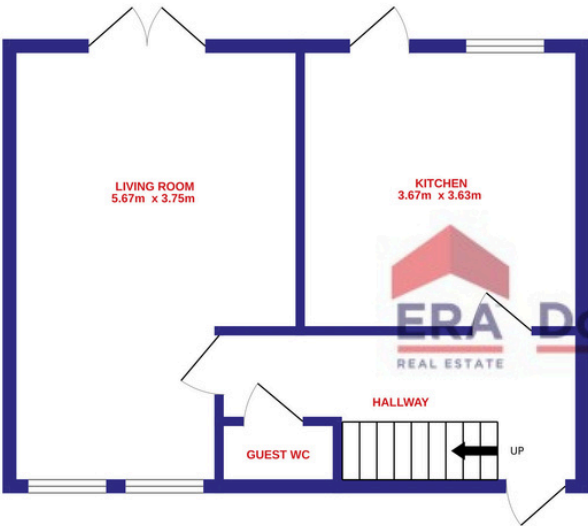
1.95m x 2.13m (6'3" x 6'9")

This en suite features a four piece suite including a built-in cubicle incorporating a Mira Event XS electric shower fitted over the bath. The room has one frosted window overlooking the front of the property, floor and wall tiling, one radiator and one centre light fitting.

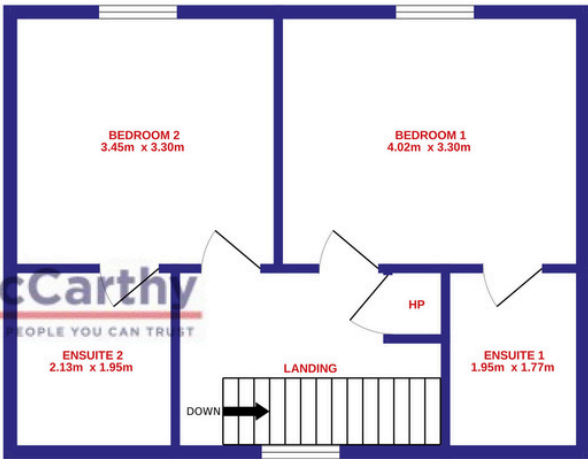


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



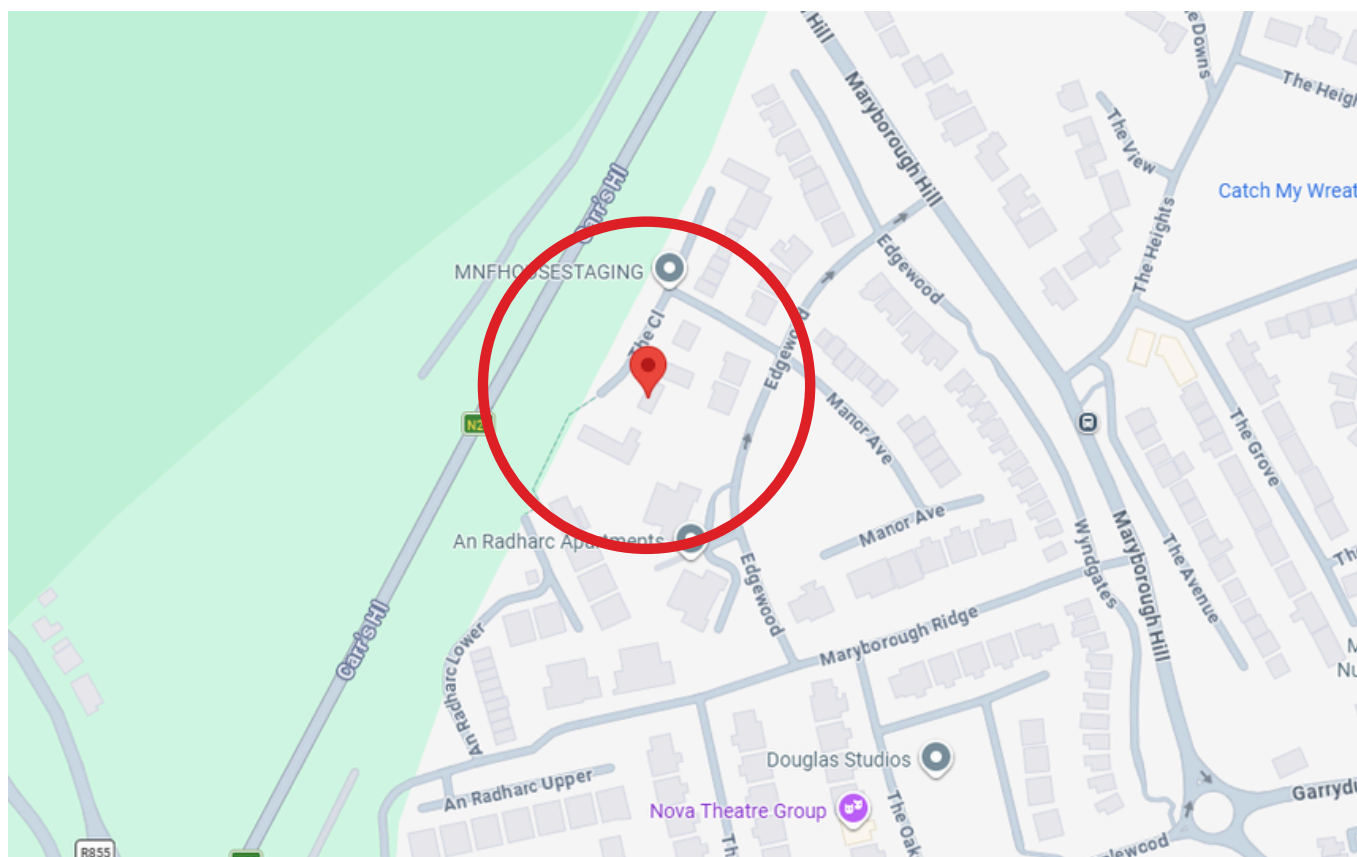
| GARDENS AND EXTERIOR



The rear of the property boasts a beautifully maintained and mature garden and a large patio area which is ideal for outdoor entertaining in the warm summer months. The area is fully enclosed with timber fencing on the right and left, and a block built wall to the rear. A Barna shed, included as part of the sale, is ideal for storage.

| DIRECTIONS

Please see Eircode T12 TDD8 for directions.



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