



CHARTERED SURVEYORS
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Casey and Kingston are delighted to present 27, Edgewood, a beautiful, contemporary 4 bed semi detached family home in a very central location. This property ticks all the boxes for a growing family including 4 bedrooms, open plan kitchen/diner/family room, sunny west facing garden and walk-in condition. No 27 is located at the front of Maryborough Ridge on the newly upgraded Maryborough Hill Road. The property is adjacent to the South Ring Road access point, and minutes drive to Douglas Village with its schools, shops pubs and restaurants.

27 Edgewood, Maryborough Ridge, Douglas, Cork. T12 C1WH

Advised Market Value (AMV) €397,500

For Sale
by Private Treaty



Entrance Hall: 5.8 X 2.19

Spacious, bright hall way with laminate floor and integrated spotlights. Understairs storage.

Guest WC

WC and Wash hand basin. Tiled Floor.

Living Room: 4.73 X 3.12m

Comfortable and cosy sitting room. High quality oak floor. Open fire place with cast iron inset and wooden mantle. Marble hearth with inset gas fire.

Kitchen/Dining Area and Family Room

Fabulous bright L shaped open plan space incorporating kitchen, dining area and family living space.

Kitchen 3.8 X 2.64m

Bright contemporary kitchen with high gloss white eye and floor level kitchen units. Single drainer sink unit. Integrated Belling double oven with induction hob. Glass overhead extractor fan. Integrated Hotpoint dishwasher. Indesit fridge freezer.

Dining Area/Family Room 6.08 X 3.05m

Bright, inviting family room with views through the bay window over the rear garden. Dining area with overhead lighting. Integrated spots and laminate flooring. Access to immaculate rear garden.



1st FLOOR

Master Bedroom 4.51 X 3.41

Bright master bedroom with large built in mirrored sliding door wardrobes. Carpeted.

Ensuite: 2.06 X 1.78m

Corner shower with overhead Mira Vigour electric shower. Tiled shower surround. WC and wash hand basin.

Airing Cupboard: Shelled airing cupboard with dual immersion fully insulated hot water cylinder.

Bedroom 2 2.63 X 2.05m

Lovely bright room with build in wardrobes. Carpeted.

Bedroom 3 3.06 X 2.54m

Double bedroom with built in sliding door wardrobes. Carpeted.

Bedroom 4/Study 2.70 x 2.47m

Currently in use as an office/study. This has a built in desk unit and overhead storage but could easily be converted to a bedroom. Carpeted.

Bathroom 2.09 x 1.43m

Bath with overhead electric Mira shower and tiled surround. WC and wash hand basin. Tiled floor.





Features:

- Contemporary, walk-in condition throughout, the current owners having upgraded the internal finishes
- Very central location, adjacent to the South Ring Road access and on 2 major bus routes (220 & 216)
- Safe, children friendly cul de sac
- Insulation upgraded in 2014
- Double glazed windows throughout
- Gas central heating
- Fully alarmed
- Partially floored attic with pull down attic stairs
- All curtains, blinds and light fittings are included with the sale. Also , all kitchen appliances including washer and dryer included in sale
- Sunny private west facing rear garden which has been beautifully planted

Outside:

Front Garden: Attractive front garden with mature planting and cobblelock driveway with parking for 2 cars

Garden: The rear garden is a tranquil, west facing gem. There is a patio area, manicured lawn with mature planting and garden shed. There are also mature trees surrounding the garden.

Total Floor Area: 125 sq. m (1,347 sq. ft)

BER Details:

BER: C1

BER No: 112523329

Energy Performance Indicator:

165.02 kWh/m²/yr

INSPECTION STRICTLY ON APPLICATION TO THE AUCTIONEERS

CASEY & KINGSTON, AUCTIONEERS, 43 GRAND PARADE, CORK

CONDITIONS TO BE NOTED

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.

The vendor does not make or give, nor is Casey & Kingston or its staff authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition and other details are given in good faith are believed correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself 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