



Downey McCarthy

...the people you can trust

24 Willow Court, Cross Douglas Road, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculate maintained three bedroom mid terrace property with the added benefit of a rear sunroom adding additional living space. The property is situated in the much sought after residential location of Willow Court on the Cross Douglas Road and comes to the market in turnkey condition.



AMV: €315,000

BER C3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| FEATURES

- Approx. 97.5 Sq. M. / 1,049 Sq. Ft.
- Built c. 1980
- BER C3
- Gas fired central heating
- Double glazed windows
- Three bedrooms
- Attractive neutral décor
- New carpet flooring throughout
- Modern fitted kitchen
- Kitchen appliances included in the sale
- South facing rear aspect
- Much sought after location close to a host of amenities
- Ideal first time buy/investment
- Rental potential of €1,800 p/m
- On the 206 and 219 bus routes

| RECEPTION HALLWAY

1.6m x 1.9m (5'2" x 6'2")

A PVC door with glass centre panelling allows access to the bright main reception hallway. The hallway has attractive neutral décor with new, high quality carpet fitted. The area has one centre light piece, three power points, two telephone points, under stair storage with shelving, and a door allowing access to an open plan living area/dining area.

| OPEN PLAN LIVING/DINING AREA

8.25m x 4.25m (27'0" x 13'9")

This superb room has a feature bay window to the front of the property, allowing extensive natural light to fill the area. The room has impressive neutral décor with high quality carpet flooring fitted throughout, an ornate fireplace with gas insert and one thermostat control for the heating. Throughout the room there are eight power points, one television point, two radiators, two light pieces and a door allowing access to the kitchen.



| KITCHEN

3.4m x 2.55m (11'1" x 8'3")

The kitchen features modern fitted units in a U-shape with extensive worktop counter space and a tiled splashback, one window overlooking the rear of the property, a stainless steel sink and vinyl floor covering. The kitchen has one centre light piece, seven power points, a washing machine, a fridge freezer, a gas cooker and plumbing for a dishwasher. Double doors allow access to storage space located under the stairs which has one centre light piece.



| SUNROOM

3.7m x 3m (12'1" x 9'8")

Double doors from the Living/Dining area allows access to a beautiful, bright sunroom. This versatile room offers attractive décor, one window to the rear of the property and double doors allowing access to a patio area. The room has carpet flooring, one feature centre light piece, one radiator, two feature wall-mounted light pieces and four power points.



| STAIRS AND LANDING

2.54m x 1.85m (8'3" x 6'0")

The stairs and landing have been fitted with carpet flooring. At the top of the landing there is one centre light piece, an access hatch to the attic and one power point.

| BEDROOM 1

4m x 3.3m (13'1" x 10'8")

A large double bedroom has one window to the front of the property including a curtain rail. The room has high quality carpet flooring, built-in storage from floor to ceiling and additional storage at floor level. There is one radiator, one centre light piece, a built-in sink with storage, a built-in safe and four power points.



| BEDROOM 2

3.8m x 3.3m (12'4" x 10'8")

A spacious double bedroom has one window to the rear of the property with new carpet flooring, attractive décor and built-in units from floor to ceiling. There is one radiator, one centre light piece, a built-in sink with integrated storage, one television point and four power points.



| BEDROOM 3

3.16m x 2.37m (10'3" x 7'7")

A spacious single room has one window to the front of the property and includes a built-in bed frame with a mattress and storage units beneath and overhead. There is one centre light piece, one large radiator, carpet flooring and two power points.



| BATHROOM

2.5m x 1.8m (8'2" x 5'9")

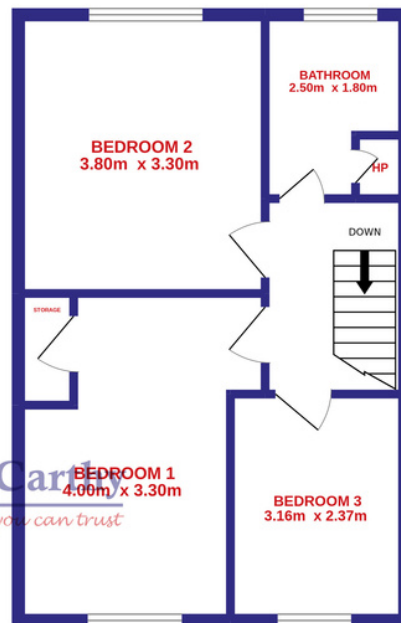
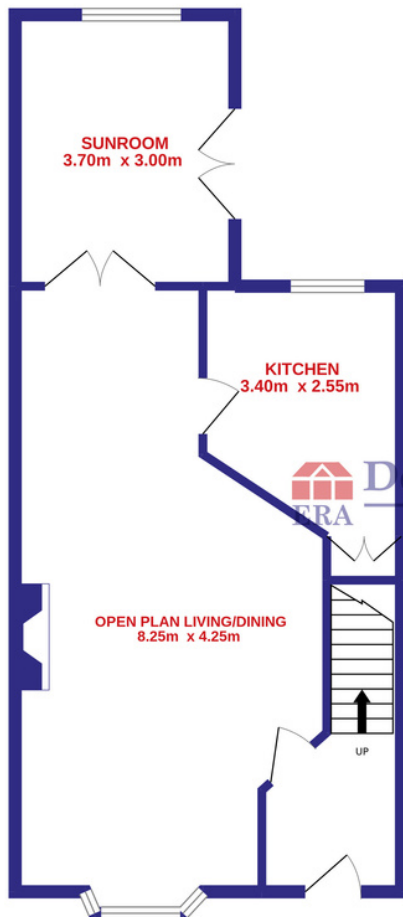
A recently refurbished family bathroom features a three piece suite including a double walk-in shower area incorporating a Mira Event shower. The room has impressive tiling throughout, one window to the rear of the property, recessed spot lighting, a stainless steel heated towel rail and a wall-mounted vanity area with integrated lighting and storage. Located off the bathroom is a hot press area which is shelved for storage and has a pre insulated immersion tank.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



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.

| DIRECTIONS

Please see Eircode T12 C2H2 for directions.



| ALL ENQUIRIES TO:

Garry O'Donnell MIPAV, MMCEPI, TRV

087 7522244

garry@eracork.ie



Downey McCarthy
ERA *...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.