



Downey McCarthy
...the people you can trust

14 Donnybrook Drive, Shamrock Lawn, Douglas, Cork



ERA Downey McCarthy are delighted to present to the market this three bedroom end of terrace property ideally located in the popular residential estate of Shamrock Lawn and only 5 minutes walk into Douglas village. The property is situated in a most sought after location close to multiple schools, shops, bars, local parks, restaurants and supermarkets. While in need of some modernisation, this property would make an ideal family home for those wishing to live near the heart of Douglas village.



AMV: €290,000



60 South Mall, Cork.

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PSRA No. 002584

| FEATURES

- Approx. 92.1 Sq. M / 991 Sq. Ft.
- Built in 1968
- BER E2
- Natural gas fired central heating
- Three bedrooms
- Superb rear garden and patio area
- West facing aspect at the back
- A short walk to Douglas village
- All local amenities on your doorstep
- Including schools, bars, restaurants, shops, cafes and supermarkets
- On the 206 and 207 bus routes
- Easy access to the N40 road network

| PORCH

Sliding doors allow access to the porch area which has tiled flooring, one centre light piece and a solid teak door allowing access to the main reception hallway.

| RECEPTION HALLWAY

2.99m x 2.11m (9'8" x 6'9")

The hallway has a centre light piece, radiator, carpet flooring, stair lift to the first floor and solid doors leading to all rooms.

| LIVING ROOM

3.22m x 4.1m (10'5" x 13'4")

The living room has a large window to the front of the property which allows extensive natural light to fill the room, centre light piece, carpet flooring, radiator, built-in display cabinets, fireplace with a tiled surround and double doors allow access to the family room.



| FAMILY ROOM

3.91m x 3.72m (12'8" x 12'2")

The family room has sliding doors allowing access to the rear of the property, carpet flooring, centre light piece, radiator, built-in display cabinets and a fireplace with an electric insert.



| KITCHEN

3.91m x 2.51m (12'8" x 8'2")

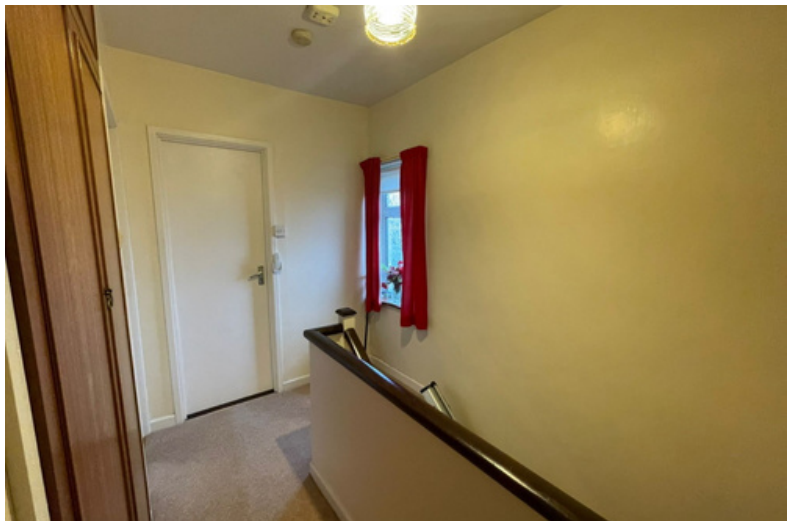
The kitchen has solid fitted units at eye and floor level with an extensive worktop counter and tiled splashback, a window to the rear of the property, linoleum flooring, space for an oven and fridge freezer, plumbing for a washing machine and the gas boiler is housed within this room. A frosted glass door allows access to the rear garden.



| STAIRS AND LANDING

3.09m x 2.12m (10'1" x 6'9")

The stairs and landing is fully carpeted. At the top of the landing there is a window to the side of the property, centre light piece, an access hatch to the attic and a hot press area which is shelved for storage. Solid doors lead to all rooms.



| BEDROOM 1

3.21m x 4.08m (10'5" x 13'3")

A spacious double bedroom has a window to the front of the property, carpet flooring, built-in wardrobe unit for storage, radiator, centre light piece and wall-mounted light piece.



| BEDROOM 2

3.92m x 4.44m (12'8" x 14'5")

This double bedroom has a window to the rear of the property, carpet flooring, built-in wardrobe unit, large radiator and centre light piece.



| BEDROOM 3

2.28m x 3.14m (7'4" x 10'3")

This spacious single bedroom has a window to the front of the property, carpet flooring, built-in wardrobe unit, radiator and centre light piece.



| BATHROOM

1.69m x 2.38m (5'5" x 7'8")

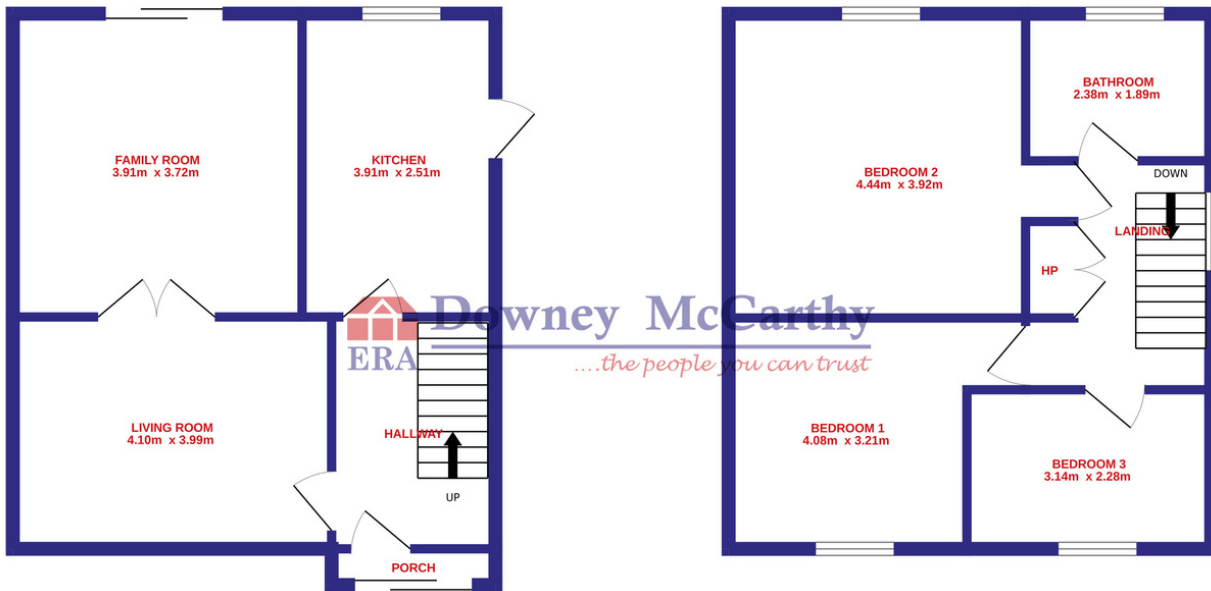
The bathroom features a three piece suite including a walk-in shower cubicle incorporating a Triton T90si electric shower, floor and wall tiling, two light pieces, frosted window to the rear of the property and a radiator.



| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



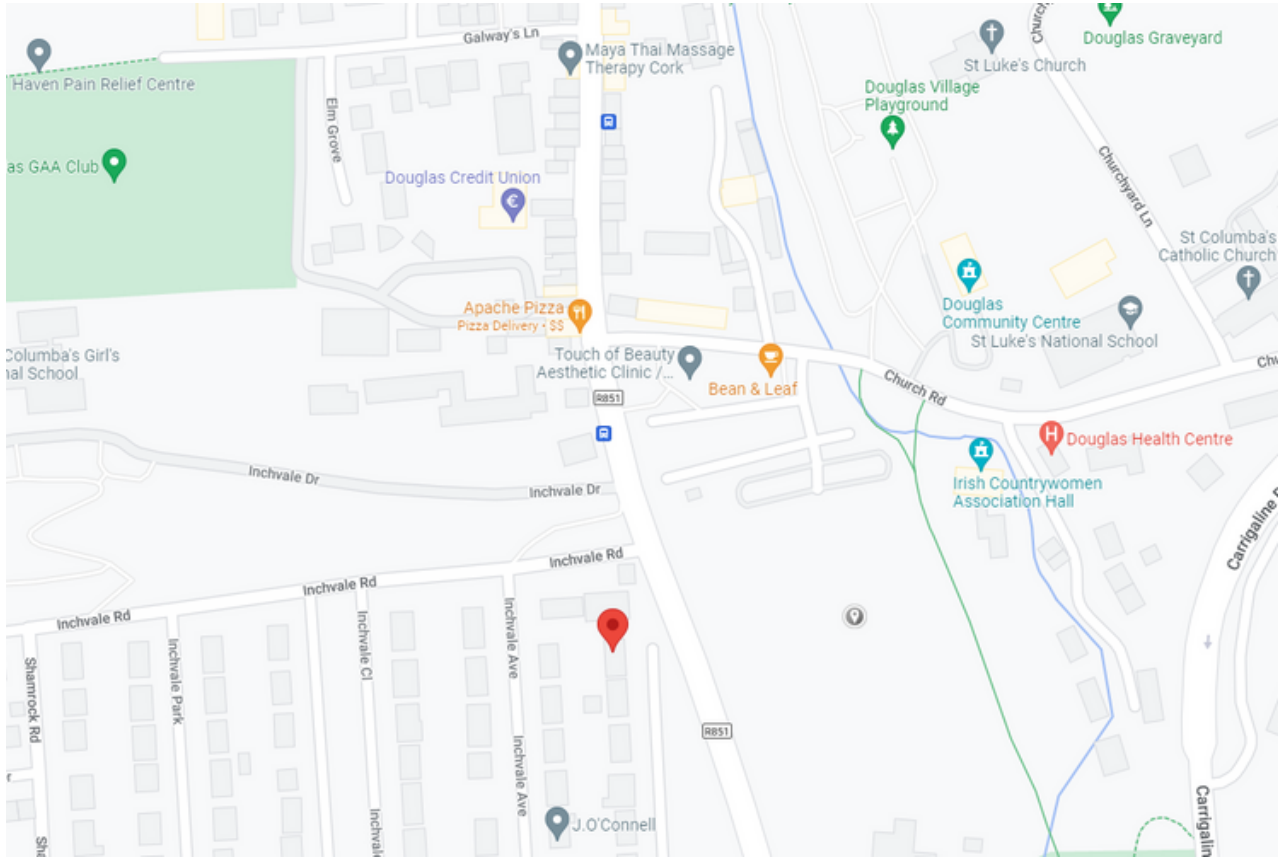
TOTAL FLOOR AREA : 92.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| DIRECTIONS

Please see Eircode T12 T6V4 for directions.



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Solicitor Details:

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