

90 Grangeway, Pinecroft, Grange, Cork

BER C2



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this immaculately presented two-bedroom mid-terraced property in the much sought after residential and mature development of Pinecroft in the heart of Grange. The property offers spacious living accommodation, 2 large double bedrooms and a magnificent rear garden.



€195,000

PSRA Licence No. 002584

Accommodation

- Hallway 4.36m x 1.89m

A PVC door with glass side paneling allows access to the main reception hallway. The hallway features superb décor throughout which includes high quality, solid cherrywood timber flooring. The area has extensive under stair storage, one centre light piece and a radiator behind an attractive radiator cover. There are three power points, two phone points, one smoke alarm and a door off the room allows access to a kitchen/dining area.

- Kitchen/Dining Area 4.32m x 2.2m

The kitchen features units at eye level and an extensive worktop counter in an L shape. There is one window to the front of the property, a stainless steel sink and Chinese slate tile flooring. The area has plumbing for a washing machine, an integrated oven and hob and space for a fridge freezer. The room also has extensive dining space, one large radiator, one centre light piece and seven power points.



- Living Room 3.8m x 4.31m

A superb main living room offers double doors that allow access to a decking area and to the rear lawn. The room itself has solid cherrywood timber flooring and attractive neutral décor. There is an open fireplace, wall mounted shelving and display units, one centre light piece, one radiator, five power points and one TV point.



- Stairs and Landing

A newly installed staircase features carpet flooring along with the landing. The landing includes one centre light piece, one smoke alarm and a hot press area that is shelved for storage. Solid doors lead into all bedrooms upstairs.

- Bedroom 1

3.94m x 4.38m

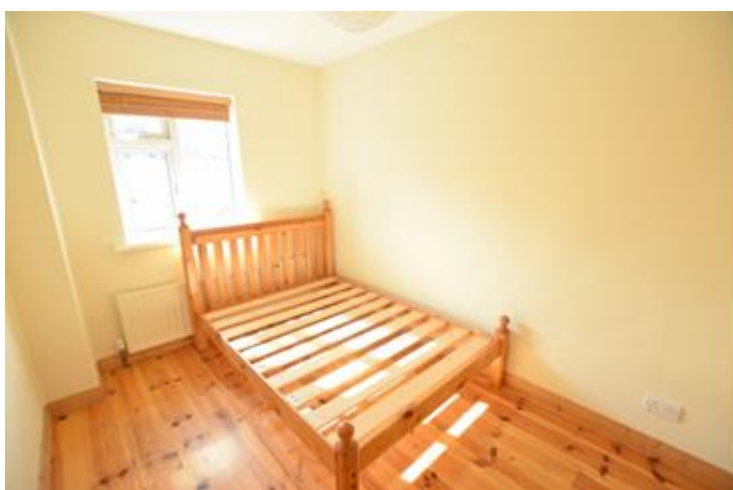
A superb main bedroom has a large window to the rear of the property giving panoramic views over the Douglas area. The window includes a curtain rail and curtain. The room has high quality solid timber flooring, one centre light piece, one large radiator and four power points.



- Bedroom 2

4.03m x 2.48m

A spacious double bedroom has one window to the front of the property including venetian blind. This window overlooks the green area in Grangeway. The room has attractive neutral décor, impressive built-in units, solid timber flooring, one large radiator and two power points.



- Main Bathroom

2.32m x 1.82m

The bathroom features a three piece suite with a Bristan electric shower fitted over the bath. The room has tile flooring and tiling surrounding the bath. Features include one window to the front of the property with venetian blind, one centre light piece, a storage area under the sink, one radiator

behind a radiator cover and access to the attic is gained from this area.

Features

- Approx. 775 Sq Ft/ 72 m²
- BER C2
- Ideal investment property/starter home
- Gas fired central heating
- Immaculately maintained property
- Superb rear garden which offers future development potential
- Off street parking for one car
- Double glazed PVC windows
- Mature residential development
- Close to all amenities
- 10 minute walk to Douglas village
- Potential rental income of €1200

Directions

From Douglas West proceed up towards Donnybrook Hill. At the 1st set of Traffic lights turn right onto the Grange Road. Proceed along the Grange road and turn left onto Cooneys Lane at the 2nd set of traffic lights. Proceed down Cooneys Lane and take your 3rd left hand turn into The Pinecroft Development. Proceed down hill and take the 1st left hand turn into Grangeway. Proceed up hill and continue around the green. No 90 is located on the left hand side with an ERA Downey McCarthy sign displayed.

Outside



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