

## 20 The Close, Maryborough Ridge, Douglas, Cork City

BER C1



Garry O'Donnell of ERA Downey McCarthy auctioneers is delighted to launch to the market this immaculately maintained two double bedroom townhouse in the much acclaimed development of Maryborough Ridge. The property benefits from its magnificent positioning within the estate, tucked away in a quiet cul de sac which fronts onto landscaped green area and from a large rear garden.



€245,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 2.03m x 4.73m

A bright and spacious reception hallway offers attractive neutral décor and high quality tile flooring. Features include recess spotlighting, a mains smoke alarm, one radiator, two power points and one telephone point. A guest W.C is accessed off the hallway and a cherry wood door with glass paneling leads into the living room.

- Guest W.C

The Guest W.C features a two piece suite. The area has tile flooring, a tile splash back surrounding the sink, one centre light piece and one extractor fan.

- Living Room 5.45m x 3.71m

This spectacular dual aspect room has two windows to the front of the property including Venetian blinds and double doors with Venetian blinds at the rear of the room allowing access to a patio. Features include carpet flooring, a modern fitted fireplace with a gas fire insert, one centre light piece, two radiators, one thermostat control for the heating, six power points, a television point and two phone points.



- Kitchen/Dining Area 3.46m x 3.69m

A superb room offers a fitted kitchen with modern units at eye and floor level and granite worktops with a tile splash back. The room has one window to the rear of the property and a PVC door with glass centre paneling allows access to the rear garden. The kitchen includes an integrated oven, hob, extractor fan, dishwasher, washer/drier and fridge freezer.

There is tile flooring throughout, recess spot lighting, one large radiator, twelve power points and one phone point.



- Stairs & Landing

The stairs and landing have carpet flooring throughout and the area has one window to the front of the property with roller blind which allows extensive natural light flow onto the landing. Features include two power points, one centre light piece, one smoke alarm and a hot press area which is shelved for storage.

- Bedroom 1                      3.32m x 4.01m

A spacious double bedroom has one window to the rear of the property with Venetian blind. The room has attractive neutral décor, carpet flooring and built-in units from floor to ceiling. There is one centre light piece, one radiator, six power points, one television point and one thermostat control for the heating. A door from the room allows access to the en suite bathroom.



- En Suite 1                      2.01m x 1.79m

A large en suite bathroom features a two piece suite and a large corner shower area incorporating a Mira Event shower. The room has impressive modern tiling on the floor and surrounding the shower area. There is one window to the front of the property with blinds, one centre light piece, one wall mounted light piece, one extractor fan and one radiator.

- Bedroom 2                      3.32m x 3.48m

A large double bedroom has one window to the rear of the property including Venetian blinds. The room has impressive built-in units from floor to

ceiling, carpet flooring, one centre light piece, four power points and one large radiator.



- En Suite 2                      2.01m x 2.14m

A magnificent en suite bathroom features a three piece suite with a Mira Event shower fitted over the bath. The room has impressive wall tiling and attractive border tiles and tiling on the floor. The room has a window to the front of the property including roller blind, one centre light piece, one extractor fan, one radiator and a tile splash back surrounds the sink.

## Features

- Larger style 2 bedroom property
- Two double bedroom & two en suite bathrooms
- BER C1
- Approx.900 Sq Ft
- Superb interior finish
- Large rear garden
- Gas fire central heating
- Double glazed windows
- Rental income of €1,315 per month
- Modern fitted kitchen with integrated appliances and granite worktops
- Impressive tiling
- Top quality joinery finish
- Quiet cul-de-sac location

## Directions

Please use the Eircode T12 VW6E or refer to the exact location on the map provided.



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