

6 Elm Close, Rosebank, Douglas, Cork



ERA Downey McCarthy Auctioneers are delighted to present to the market this elegant and immaculately presented, two bedroom, end of terrace townhouse, occupying a gorgeous, mature, and much sought after location, just off the Douglas Road. This beautifully presented property is located in a charming, private cul-de-sac of houses with landscaped communal garden in front, and is a part of a lovely, quiet community.

An ideal starter home, trading downward or investment opportunity, viewing comes highly recommended to appreciate what this fine property has to offer.

Accommodation consists of reception hallway, spacious open plan living/dining room and a kitchen on the ground floor. Upstairs the property offers two spacious double bedrooms and a bathroom.

AMV: €395,000

BER C2

60 South Mall, Cork.

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

PSRA No. 002584

| FEATURES

- Approx. 89.31 Sq. M. / 961 Sq. Ft.
- Built in 1985
- BER C2
- Separate private garage, ideal for storage
- Natural gas central heating
- Double glazed windows
- Mature residential estate
- Annual service charge of €700 payable to the management company
- Management Company run by the Elm Close owners
- Two spacious double bedrooms upstairs
- Maintenance free back yard
- Convenient and much sought after location just 1.5km from Douglas Village
- Close to a host of amenities including primary and secondary schools
- Walking distance to two shopping centres, shops, banks, restaurants, pharmacies etc.
- A short walk to bus routes

| RECEPTION HALLWAY

2.01m x 1.62m (6'5" x 5'3")

A PVC front door with frosted glass panelling opens into the reception hallway. The reception hallway features laminate flooring and provides access to an under stair storage area/cloak room housing the gas meter and electricity board.



| OPEN PLAN

LIVING/DINING ROOM

8.56m x 4.43m (28'0" x 14'5")

From the hallway you step into the spacious open plan living/dining room. This room benefits from a large feature window to the front and another window to the rear, allowing in an abundance of natural light.



A laminate floored room, it has a timber fireplace with an electric fire and offers ample space for a dining table and a full-size suite of furniture. A doorway at the rear leads into the kitchen.



KITCHEN

3.13m x 2.69m (10'2" x 8'8")

The kitchen has modern fitted units at eye and floor level, countertop space with tiled splash back and a washing machine, a tumble dryer, a dishwasher and fridge freezer. The gas boiler is also housed in this room. A window overlooks the rear garden and a glazed door provides access outside.



STAIRS AND LANDING

3.83m x 2.32m (12'5" x 7'6")

A carpeted staircase leads from the living room to a landing area with a hot press.



| BEDROOM 1

4.39m x 4.76m (14'4" x 15'6")

The main bedroom has two windows overlooking the front of the property, allowing in great natural light. It features laminate flooring, built-in wardrobe storage, and has plenty of space for a double bed.



| BEDROOM 2

4.4m x 3.02m (14'4" x 9'9")

Another laminate floored double bedroom, it overlooks the garden at the rear and has a built in storage cupboard.



| MAIN BATHROOM

2.71m x 2.33m (8'8" x 7'6")

The main bathroom includes a two-piece suite and a built-in shower cubicle with an electric Mira Elite shower. The room has a panelled wall, tile flooring, a frosted window to the rear, and an attic access hatch for additional storage.



| SEPARATE GARAGE

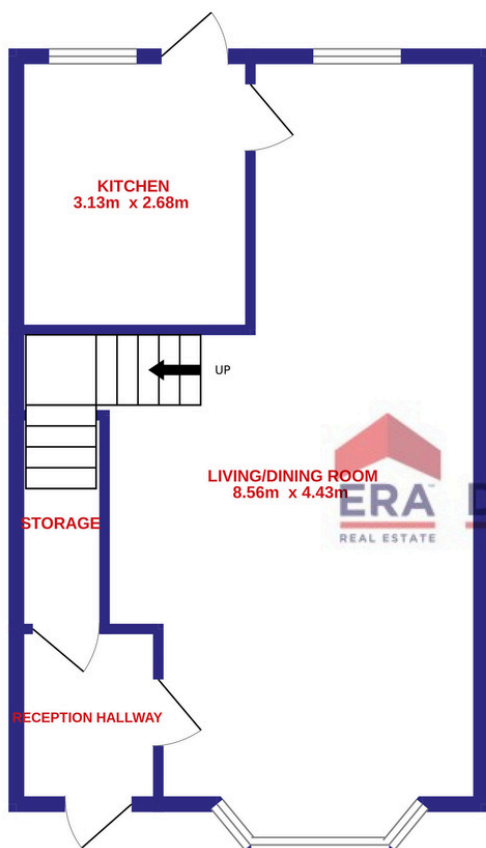
4.96m x 2.17m (16'2" x 7'1")

Situated in a row of six garages at the rear of Elm Close, it provides extra storage, and space for one vehicle.

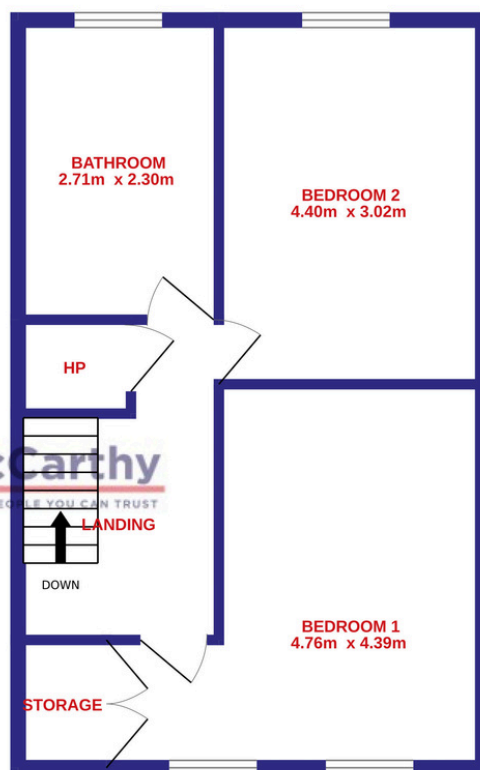


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



| GARDENS AND EXTERIOR



At the front of the L shaped terrace of ten houses in Elm Close is a beautifully presented communal garden with mature shrubs and carefully arranged plants, which are all professionally landscaped for a neat, manicured look.

The patio garden at the rear is low-maintenance with an attractive flower bed and is fully enclosed by block walls on both sides with timber fencing to the rear. A gate leads out to a communal pathway which circles back to the garages and parking.

| DIRECTIONS

Please see Eircode T12 Y6H3 for directions.



| ALL ENQUIRIES TO:



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Michael Downey B.Comm, MIPAV, QFA
087 7777117
michael@eracork.ie



Downey McCarthy
THE PEOPLE YOU CAN TRUST

Caroline Downey BA, MSc, MIPAV MMCEPI
083 0255433
caroline@eracork.ie



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