

**16 The Crescent Broadale Maryborough Hill, Douglas,
Cork City** **BER D1**



ERA Downey McCarthy are delighted to offer a superbly presented three bedroom semi detached property finished with modern stylish decor and ready for immediate occupation.



€250,000

PSRA Licence No. 002584

Accommodation

- Hallway 4.6m x 1.87m

A very spacious hallway with a picture window by the front door which allows in a lot of natural light as the house is south facing at the front. The hallway has a centre light fitting, a radiator, some storage area under the stairs, a semi solid wooden floor and solid wooden doors lead to all rooms.



- Living Room 4.36m x 3.5m

A good spacious living room with one window over looking the front with a curtain pole and curtains. The room has a centre fire place with an open fire, five power points, one television point, one centre light fitting and a radiator. An open archway leads to the dining room and onto the kitchen. This archway would be suitable for double doors if so required.



- Dining Room 3.64m x 2.95m

A spacious room with patio doors leading out to the back. The room has one centre light fitting over the dining area, one radiator, two power points and a tiled floor. Another archway leads out to the kitchen.

- Kitchen 3.79m x 2.4m

The kitchen is fully fitted with units at eye and floor level with space for a fridge freezer in the corner. There's a window overlooking the back garden, space for a gas boiler, plumbing for a washing machine and a dishwasher. The room has a fully tiled floor, one centre light fitting, power points, extractor fan, radiator and space for an electric

cooker. Another door leads back out to the hallway.

- Landing 2.88m x 2.35m

A spacious landing that is fully carpeted, from the landing you have access to the hot press which has a copper slender tank, a lagging jacket and some fitted shelving and presses. A pull down ladder leads to the attic, one centre light piece and a smoke detector can also be found on the landing. Solid doors lead to all rooms.

- Bedroom 1 4.24m x 3.32m

A good spacious double room with a fantastic array of built-in wardrobes with plenty hanging rails and fitted shelving. There is a centre light fitting, one window over looks the back, a radiator, two power points, a telephone point and carpet flooring.



- Bedroom 2 3.88m x 3.01m

Another spacious double room with a large window overlooking the front of the property with curtain pole and curtains. This room has one radiator, two power points, one telephone point, one centre light fitting and carpet flooring. A neatly positioned built-in wardrobe can be found in the corner of the room, another corner unit and a desk is fitted with some shelving and presses.



- Bedroom 3 2.93m x 2.36m

A single room with one window overlooking the front of the property with curtain pole and curtains. The room has one centre light fitting, a power point, radiator and carpet flooring. Another built in wardrobe can also be found in this bedroom.

- Bathroom

2.51m x 2.04m

The bathroom is fully fitted with a bath and an electric shower can be found over the bath. A W.C, wash hand basin, mirror insert, shaver light, globe light fitting and a large frosted window overlooks the back. The room has fully tiled walls and floor with attractive décor tiling.



Features

- Approx. 970 Sq. Ft.
- Built in 1995 approx. by McInerney Homes
- Double glazed PVC Windows
- New Wooden Floors and Carpets
- Stylish Modern Decor
- Modern Fitted Kitchen
- Newly Refurbished Bathroom
- 3 spacious bedrooms
- All 3 bedrooms come with built in units

Directions

From Cork City centre proceed through Douglas village until the Finger Post Roundabout. At the Fingerpost roundabout take the 2nd exit which leads onto Maryborough Hill. Continue up this hill for approx 1 mile and Broadale is on the left hand side. Turning into Broadale, pass the shop and turn right. When you come into the Crescent proceed on and the property is to the left hand side with the ERA Downey McCarthy Sign displayed.

Michael Downey
60 South Mall, Cork
087 7777117
michael@eracork.ie



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