



Downey McCarthy
...the people you can trust

Shenandoah, 5 Greenhills Estate, South Douglas Road, Douglas, Cork



ERA Downey McCarthy auctioneers are delighted to present to the market this most attractive and spacious three bedroom, semi-detached property situated in a mature and sought after location just off the South Douglas Road. 'Shenandoah' is ideally located within walking distance of the city centre and Douglas village, in close proximity to all amenities including primary and secondary schools, shopping centres etc. The property is also adjacent to the South Ring Road network, making it easily accessible to Cork Airport and the Jack Lynch Tunnel.



AMV: €330,000



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PSRA No. 002584

| FEATURES

- Approx. 127 Sq. M. / 1,367 Sq. Ft.
- Built in 1960
- BER G
- Mature South/ West facing rear garden
- Three spacious bedrooms upstairs
- Super conservatory/sunroom to the rear
- Extension to the side provides potential for many different uses - could be a downstairs bedroom, granny flat or home office/playroom
- Oil fired central heating
- Fantastic location just off the South Douglas Road
- Close to a host of amenities including primary and secondary schools, shops etc.
- Lovely mature residential estate
- Off street parking

| PORCH

0.6m x 2.3m (1'9" x 7'5")

A sliding door allows access to the porch area which has vinyl flooring, stain glass panelling and an exquisite decorative solid door allowing access to the main reception hallway.

| RECEPTION HALLWAY

3m x 2.43m (9'8" x 7'9")

The reception hallway has solid wooden flooring, one centre light piece, smoke alarm, fuse board, radiator and teak doors with glass panelling allow access to all rooms.

| LIVING ROOM

3.38m x 4.37m (11'0" x 14'3")

The living room has one large window overlooking the front of the property providing extensive natural light. The room has solid wooden flooring, one centre light piece, one radiator and a large open arch allows access into the family room.



| DINING ROOM

3.62m x 3.7m (11'8" x 12'1")

The dining room has one window overlooking the rear of the property, solid wooden flooring, centre light fitting, radiator, neutral décor and power points throughout. A doorway allows access to the kitchen.



| CONSERVATORY

3.31m x 2.67m (10'8" x 8'7")

The conservatory has extensive natural light and benefits from dual aspect with windows to the rear and sides of the property and a glass roof. There is a vinyl flooring and a glass door allows access to the rear garden.



| KITCHEN

3.72m x 3.17m (12'2" x 10'4")

The fitted kitchen features units at eye and floor level with extensive worktop counter and tiled splashback. There is one centre light piece, one window to the rear of the property, ample power points, a breakfast table, stainless steel sink, plumbing for a washing machine and drier as well as space for a fridge freezer. The kitchen also has space for an oven and hob.



| EXTENSION/FAMILY ROOM

4.07m x 2.89m (13'3" x 9'4")

The former garage was converted many years ago to provide extra living space. It has vinyl flooring, centre light piece, fireplace, radiator, Velux window, one window to the front of the property and a door with stain glass panelling allowing access to same.



| BACK HALL

1.33m x 0.87m (4'3" x 2'8")

The back hall allows access out to the rear garden.

| GUEST BATHROOM

2.16 x 1.74m (7'0" x 5'7")

The guest bathroom features a three piece suite including a built-in shower cubicle, tiled flooring, radiator and centre light piece.

| STAIRS AND LANDING

4.03m x 2.43m (13'2" x 7'9")

The stairs and landing has carpet flooring throughout. The landing area has a window overlooking the side of the property, carpet flooring, centre light piece, smoke alarm and solid doors leading to all rooms.



| BEDROOM 1

3.46m x 3.52m (11'3" x 11'5")

This spacious double bedroom has a large window overlooking the front of the property, neutral décor, built-in wardrobes from floor to ceiling, radiator, centre light piece and original wooden flooring.



| BEDROOM 2

4.4m x 3.76m (14'4" x 12'3")

A spacious double bedroom has a window overlooking the rear of the property, neutral décor, built-in unit for storage, superb built-in wardrobes, radiator, centre light piece and new wooden flooring.



| BEDROOM 3

2.4m x 3.21m (7'8" x 10'5")

This single bedroom has one window overlooking the front of the property, neutral décor, built-in unit for storage, radiator, centre light piece and original wooden flooring.



| MAIN BATHROOM

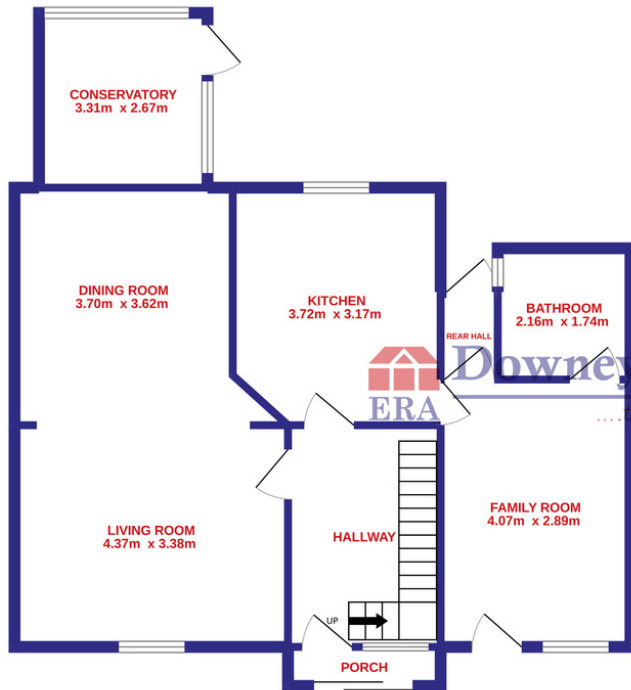
2.73m x 2.42m (8'9" x 7'9")

The main bathroom features a three piece suite including a built-in shower cubicle incorporating a Triton T90si electric shower, frosted window to the rear of the property, vinyl flooring, radiator, centre light piece, access hatch to the attic and the hot press is housed here.

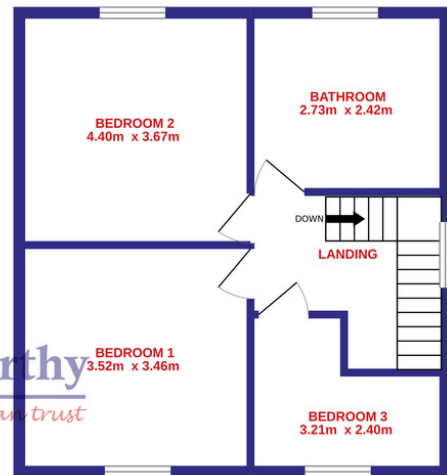


| FLOOR PLAN

GROUND FLOOR



1ST FLOOR



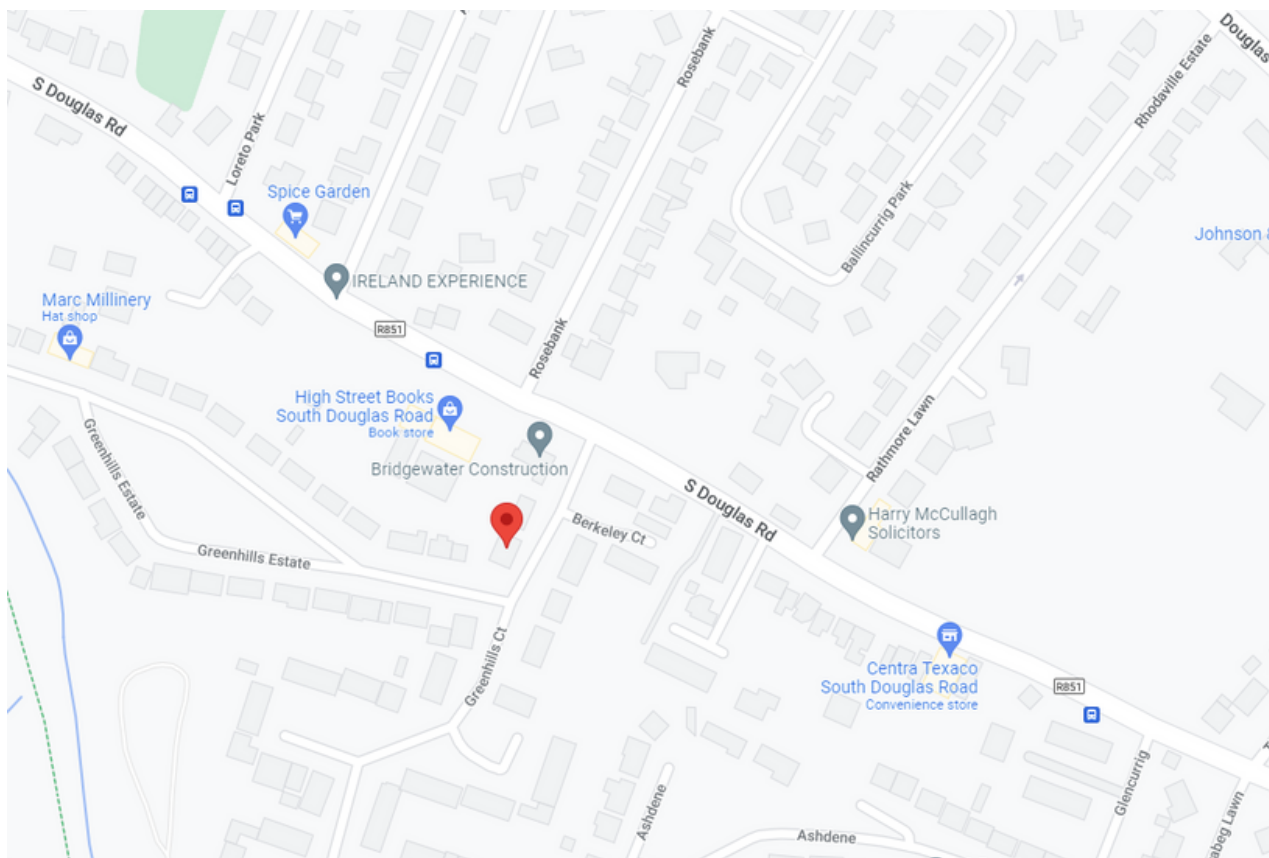
TOTAL FLOOR AREA : 127.0 sq.m. approx.

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 PK6F for directions.



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