

## 7 Palaceanne Court, South Douglas Road, Douglas, Cork

**BER E1**



**Location Location Location!!!!**Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this immaculately maintained, three bedroom end of terrace property, situated within a quiet cul-de-sac and fronting onto a large green area.

The property offers a superb elevated, enclosed maintenance free rear garden which enjoys beautiful sun light throughout the day.



**AMV: €285,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.3m x 1.8m

A PVC door with glass centre and side paneling allows access to the reception hallway. A bright and spacious reception hallway offers attractive décor including high quality laminate timber flooring. There is one centre light piece, one large radiator, one smoke alarm, extensive under stair storage, two power points and two telephone points.

- Living Room 4.4m x 3.3m

A superb living room has one window overlooking the large green area within the development and includes a curtain rail and curtains. The room itself is beautifully decorated with high quality laminate timber flooring, recess spot lighting and coving. Other features include one large radiator and ten power points.



- Kitchen/Dining/Lounge 3.65m x 5.25m

An open plan kitchen/dining/lounge area features modern, hand painted units at eye and floor level with an extensive worktop counter and tile splash back. The kitchen features a stainless steel sink and drainer unit, strip lighting under the eye level kitchen units, plumbing for a washing machine and dishwasher, space for a fridge freezer and cooker and an integrated extractor hood. The kitchen area has tile flooring and a pvc door with glass panelling allows access to the rear garden. The dining area/lounge is attractively finished with laminate flooring and a feature fireplace with gas insert. The room offers recess spot lighting, coving, one radiator, fourteen power points, one television point and one thermostat control for the heating. A window with a curtain rail and curtains overlooks the beautifully landscaped rear garden.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. On the landing a south facing window overlooks the side of the property and floods the area with natural light. Other features include a hot press area which is shelved for storage, one centre light piece, one smoke alarm and access to the attic which offers extensive storage is gained from the landing via a fitted retractable ladder.

- Bedroom 1                          3.8m x 3.3m

A spacious double bedroom has one window overlooking the front of the property and includes a curtain rail and curtains. This beautifully presented room has carpet flooring, built-in units from floor to ceiling, one light fitting, one large radiator and six power points. A door off the room allows access to an en suite bathroom.



- En Suite                          1.65m x 1.25m

The en suite features a two piece suite with a corner shower area incorporating a Mira Elite ST electric shower. The room has tiling throughout, one radiator, one centre light piece and one extractor fan.

- Bedroom 2                          3.7m x 2.7m

A large double bedroom has one window with a curtain rail and curtains overlooking the rear garden. The room has built-in units from floor to ceiling, carpet flooring, one radiator and four power points.



- Bedroom 3                          2.65m x 2.4m

A large single room has one window to the rear of the property including a roller blind, a curtain rail and curtains. The room has attractive décor, one light fitting, carpet flooring, one radiator and four power points.


- Main Bathroom 2.7m x 1.8m The main bathroom features a three piece suite with a Triton T90SI electric shower fitted over the bath. The room has tile flooring, tiling surrounding the shower and frosted windows to the front of the property. There is one light fitting, one extractor fan, a radiator and tile splash back surrounding the sink.

### Features

- 3 Bedroom end of terrace property in show house condition
- Approx. 86 Sq.M / 926 Sq.Ft
- Built C. 1980
- Superb location within a mature & quiet cul de sac
- Fronting onto a large green area
- 3 x generous sized bedrooms with master En Suite
- Gas fired central heating
- Double glazed windows
- Modern fitted kitchen
- Excellent electrical specification
- Private and elevated rear garden with decking area
- BER E1
- Located on a main bus route to Cork City centre & Douglas Village
- Immediate access to the South Link Road network
- Potential rental income of €1,500 per month
- Generous side access allowing access to the rear garden

### Directions

Please see Eircode T12 H0K7 for directions.

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