

## 8 Grosvenor Mews, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this most attractively presented and extremely well positioned property set within a quiet cul-de-sac in the heart of Douglas village. This property offers convenience at your doorstep, being just a short walk from all essential and recreational amenities including shops, bars, restaurants and two shopping centres.



**AMV: €325,000**

**BER C2**

**60 South Mall, Cork.**

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PSRA No. 002584

## | FEATURES

- Approx. 84.54 Sq. M. / 910 Sq. Ft.
- Built c. 1979
- BER C2
- Superb location in the heart of Douglas Village close to all amenities
- Gas fired central heating
- Double glazed windows
- New carpet flooring
- Excellently presented throughout
- Three spacious bedrooms
- Enclosed rear garden
- Off street parking for 2 cars
- Ideal starter/down sizer property

## | RECEPTION HALLWAY

4.45m x 1.75m (14'5" x 5'7")

A composite door with glass centre panelling allows access to the main reception hallway. The bright and spacious hallway has attractive décor with high quality flooring, one centre light piece, one radiator, two power points, extensive under stair storage and a dado rail.



## | LIVING ROOM

4.45m x 3.2m (14'5" x 10'4")

The superb main living room has one window to the front of the property, attractive neutral décor, high quality flooring, one large radiator, one centre light piece, four power points and one television point.





## | OPEN PLAN KITCHEN/DINING

3.9m x 5.1m (12'7" x 16'7")

A spacious and bright kitchen/dining area has a large window overlooking the rear yard and a PVC door with glass panelling allowing access to same, flooding the room with natural light. Throughout the room there are nine power points, one television point, one telephone point.

The kitchen features solid oak fitted units, which have been hand-painted in an attractive colour scheme, with extensive worktop counter and tile splashback. The area has tile flooring, one centre light piece, a stainless steel sink, plumbing for a washing machine, space for a cooker and space for a fridge freezer.

The dining area/lounge has an open fireplace, one centre light piece, new vinyl flooring and one radiator.



## | STAIRS AND LANDING

2.9m x 1.8m (9'5" x 5'9")

The stairs and landing are fitted with carpet flooring. At the top of the landing there is one centre light piece, an access hatch to the attic and a hot press area which is shelved for storage.



## | **BEDROOM 1**

4.05m x 3.2m (13'2" x 10'4")

A large double bedroom has one window to the rear, high quality new carpet flooring and attractive décor. There is one centre light piece, one large radiator, six power points and one telephone point.



## | **BEDROOM 2**

4.15m x 2.7m (13'6" x 8'8")

A large spacious bedroom has one window to the front, high quality new carpet flooring, impressive array of built-in units from floor to ceiling and attractive décor. There is one centre light piece, one radiator and five power points.



## | **BEDROOM 3**

2.75m x 2.3m (9'0" x 7'5")

This bedroom has one window to the front of the property, high quality new carpet flooring, attractive décor, a built-in unit, built-in bed frame, one centre light piece, one radiator, one power points and one telephone point.



## | BATHROOM

2.45m x 1.8m (8'0" x 5'9")

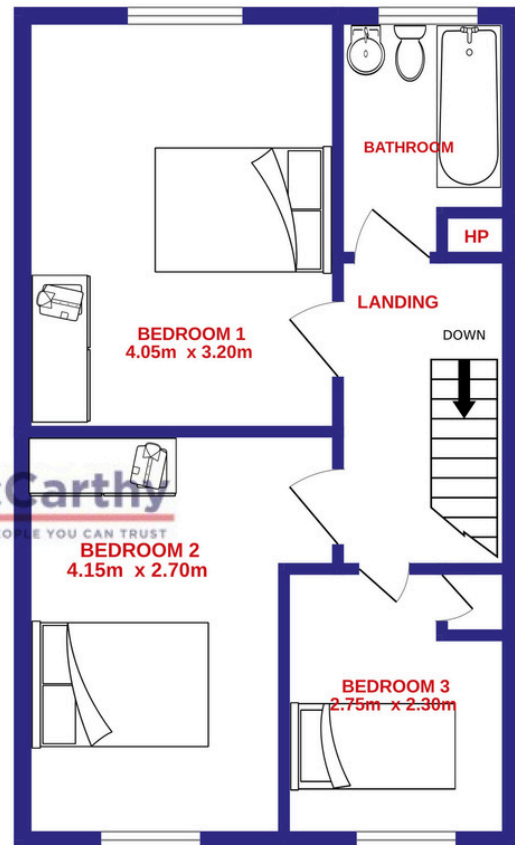
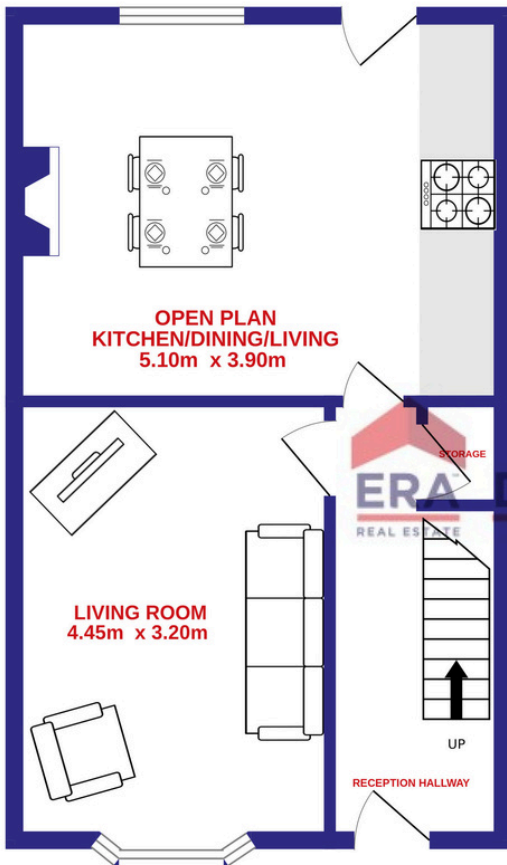
The family bathroom features a four piece suite including a Mira Sport electric shower fitted over the bath, wall tiling, vinyl flooring, one window to the rear, one centre light piece and one radiator.



## | FLOOR PLAN

GROUND FLOOR

1ST FLOOR

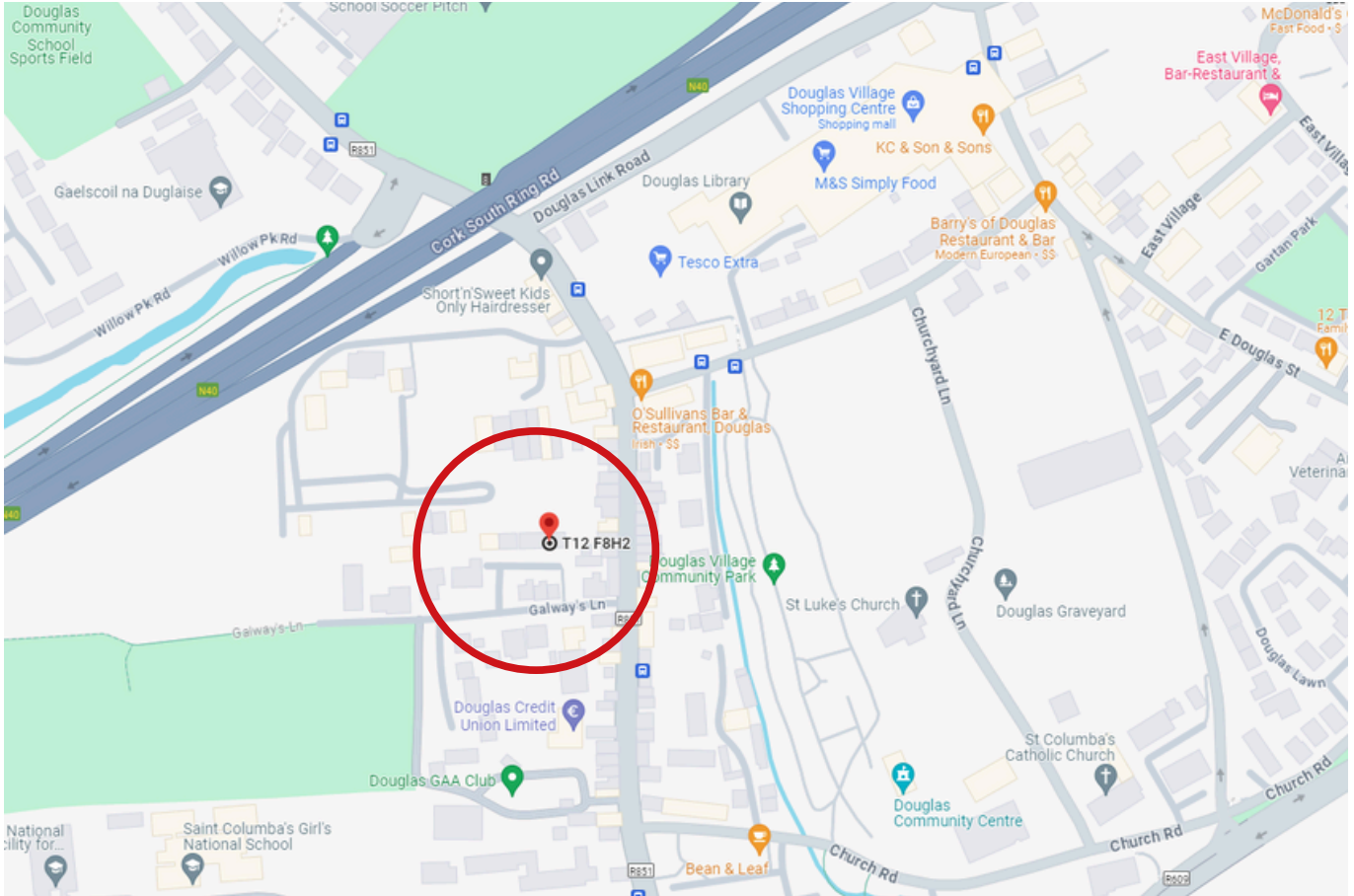


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## | DIRECTIONS

Please see Eircode T12 F8H2 for directions.



## | ALL ENQUIRIES TO:

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### Solicitor Details:

Sarah Halpin, Halpin & Co. Solicitors, 7 South Mall, Cork

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