

For Sale by Private Treaty

10 The Paddocks, Maryborough Hill, Douglas, Cork T12 TA4E

An excellent detached house in a mature cul de sac park just minutes from Douglas Village. No.10 occupies an elevated site with fabulous views over Cork City and enjoys a large south facing garden to the rear. The entire house is in superb decorative condition throughout having been excellently maintained and upgraded over the years.

The Paddocks is an unrivalled location in Douglas; within minutes' walk of your front door are two shopping centres, super markets, restaurants, bars, schools, churches, hotels, and sporting facilities including soccer, GAA, hockey and golf clubs.

DETACHED HOUSE
4 BED - 2 BATH
209 sqm (2,250 sqft)



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Accommodation:

The house was ahead of its time in design, with bright airy rooms throughout. The split-level design of the ground floor allows for extra heights (2.9m) in the hallway and main reception rooms. The sunroom and kitchen both face south over the rear garden which has an abundance of mature plants and affords great privacy. To the front of the house is a cobblelock driveway with ample parking.

Hallway

Polished timber flooring, Guest Toilet off with wash hand basin, tiled floor, tiled walls and floors

Study/ Office 3.9m x 3.4m

With French doors and polished timber floor, feature bay window overlooking front garden.

Living Room 5.8.0m x 3.7m

Feature Bay window overlooking front garden, Marble fireplace with built in "Stovax" wood burning stove, ceiling spot lighting, polished timber floor, French doors to hall

Kitchen 5.5m x 4.0m

Herringbone hard-wearing 'LVT' flooring, floor and eye level fitted units with granite worktops, integrated appliances, ceiling spotlights, south facing skylight, door to rear garden

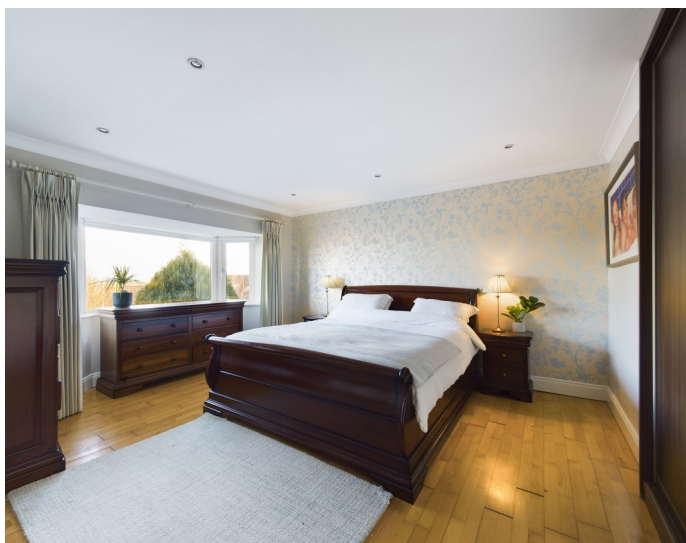
Family Room 4.7m x 3.3m

Herringbone hard-wearing 'LVT' flooring, with free standing "Jotul" wood burning stove, ceiling spotlights

Dining Area 4.0m x 3.7m

Herringbone hard-wearing 'LVT' flooring, Solid custom made wood bench with storage under, recessed lighting, French doors to patio

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First Floor:

Master Bedroom 5.0m x 4.0m

Polished timber floor. Recessed ceiling spotlighting. Two full length "Sliderobe" units. Feature bay window overlooking front gardens.

En-suite 2.4m x 1.8m

With wc, two wash hand basins with built-in vanity unit, built-in under sink storage areas. Fully tiled shower and under floor heating.

Bedroom 2 4.2m x 3.1m

Polished timber floor, ceiling spotlighting.

Bedroom 3 4.0m x 3.0m

Polished timber floor, built in wardrobe, ceiling spotlighting.

Bedroom 4/Laundry room 3.7m x 3.2m

Polished timber floor, built in wardrobes with shelving units

Main Bathroom 2.5m x 2.3m

With wc, washhand, built-in vanity unit, bath with overhead shower. Fully tiled throughout and under floor heating.

Second floor

Attic Room 1 4.5m x 4.0m

With carpet floor covering and built-in "Sliderobe" units. South facing roof light.

Attic Room 2 5.0m x 4.0m

Currently used as a bedroom with "Sliderobe" storage units, polished timber floor, and ceiling spotlights. South facing roof light.

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Features

- Gas fired central heating
- Interior of property recently upgraded
- Ideal Family Home

Outside

- Cobblelock driveway
- Two side entrances
- South facing rear garden
- Garden Shed
- New windows

Solicitor

Patrick A Hurley & Company
Solicitors
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