

For Sale by Private Treaty

Woodford, Maryborough Hill, Douglas, Cork T12 HW0V



Cohalan Downing are delighted to introduce Woodford to the market for the first time since it was built in 1970. Standing on a mature private site extending to 0.5 acres approximately and located directly opposite Douglas Golf Club. Situated within easy access of Douglas village with its abundance of services including schools, shopping centres, restaurants, etc. There is a regular bus service passing the property.

The house has over the years been continually upgraded and now presents as a very fine bright spacious family home.

The gardens were planted for the most part in the 1970s and now afford great privacy due to their maturity.

This is a house which is ready for occupation by its new owner or to be taken on to the next stage of its journey.

DETACHED HOUSE
4 BED—4 BATH
194 sqm (2,084 sqft)



Agent: Malcolm Tyrrell
Phone: 087 255 4116

Agent: Jackie Cohalan
Phone: 087 642 7555

Viewings Strictly By Appointment

ACCOMMODATION

Ground Floor

Entrance Hall (6.6m x 3.6m)

Entrance hall with ceramic tiled floor and feature staircase to first floor.

Lounge Room

With Canadian maple hardwood flooring, fireplace with Liscannor hearth stone. Hardwood mantle. Large picture windows overlooking front and rear gardens.

Kitchen/Dining Room (7.1m x 2.9m)

Dining area is accessed via double doors from the lounge room. Canadian maple hardwood flooring, door out to rear patio and garden.

Kitchen Area

Tiled floor in kitchen, fully fitted and equipped with double oven, ceramic hob and extractor unit. Stainless steel sink unit, large worktop area and fitted units. Door out to side terrace.

Utility Room (2.3m x 2.3m)

Fitted ground and eye level units, ceramic sink unit, plumbed for automatic machines, door out to side terrace, tiled floor, connecting door through from hallway.

Rear Hall

Guest toilet and wash hand basin.

Double Garage (5.6m x 5.5m)

With double up and over doors. Toilet and wash hand basin.

First Floor

Overall measurement

Main Bedroom Suite (6.9m x 5.6m)

Canadian maple hardwood flooring, vaulted ceiling (3.9m apex), Juliette balcony, fitted wardrobe.

Large En suite Bathroom

Bath, shower cubicle, wash hand basin and WC. Fully tiled floor and walls.

Bedroom 2 (3.7m x 3.4m)

Canadian maple hardwood flooring, double wardrobe with sliding doors.

En suite Shower Room

with wash hand basin, WC and shower cubicle. Fully tiled floor and walls.

Main Bathroom

Bath with shower, wash hand basin and WC. Fully tiled floor and walls.

Hot Press

Bedroom 3 (4.0m x 3.6m)

Double built-in wardrobes and storage, large picture window overlooking rear garden.

Bedroom 4 (3.6m x 2.3m)

With Canadian maple hardwood flooring, fitted wardrobe, large picture window overlooking front garden facing west.

Outside

- * Ample parking to front of house
- * Large timber garden shed
- * Beautiful mature gardens which were planted by the original owners and include many specimen trees and shrubs
- * Two garden ponds
- * All mains services

Solicitor: Shane O'Brien, McCauley Adams Solicitors, Carrigaline



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that:
(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract,
(ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641