

43 Yewlands, Maryborough Woods, Douglas, Cork **BER C2**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this immaculately maintained four bedroom end of terrace property which is presented in turn-key condition and offers a host of tasteful modern extras.

The property is positioned in the much acclaimed development of Yewlands, Maryborough Woods with Douglas village a mere 10 minute stroll away.



AMV: €350,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 5.1m x 1.8m
- Guest W.C
- Living Room 5.1m x 3.6m

The reception hallway has superb décor throughout with high quality tile flooring. There's one centre light piece, one smoke alarm, one radiator, two power points, two phone points and a thermostat control for the heating. The area offers extensive under stair storage and a door allows access to a Guest W.C.

The guest W.C features a two-piece suite. The room has one window to the side of the property, a tile splash back surrounding the sink and one centre light piece.

Double oak doors with glass paneling allow access from the hallway to the main living room. A beautiful room has a large window to the front of the property which includes a roller blind and curtain rail. The room has high quality engineered hardwood flooring and magnificent décor which includes built-in display cabinets and storage space to the left of the fireplace. The room has one centre light piece, one large radiator, six power points and one television point.



- Kitchen/Dining/living Area 6.5m x 5.7m

An oak door with glass paneling allows access from reception hallway into this superb open plan kitchen/dining/living area.

This fantastic L-shaped room is flooded with light and offers multiple aspects with both South, West and east facing windows. The kitchen features modern units at eye and floor level with an extensive worktop counter and tile splashback. There's one window to the rear of the property with Venetian blinds, recess spot lighting, one radiator, eleven power points and an integrated breakfast counter with storage.

Other features within the kitchen include an integrated double oven, hob, extractor fan, fridge freezer, dishwasher and a bowl and a half stainless steel sink.

The dining/living area is finished with superb semi-solid oak timber flooring. This area has two windows—one to the right hand side of the room and one to the left hand side of the room with both windows including roller blind. Double doors with a curtain rail and curtain allow access to the rear garden. The area has one large radiator, two centre light piece, four power points and one television point.



- Utility Room 2.0m x 1.6m

Located off the kitchen/dining area, the utility room has built-in units at eye and floor level with an integrated worktop counter. The area has space for a washing machine, space for a drier, wall mounted shelving, one centre light piece, two power points and a PVC door with glass paneling allows access to the side of the property.

- Stairs and Landing 3.0m x 1.8m

The stairs is fitted with a centre carpet thread and the landing has solid timber flooring which has been hand painted. The landing area has one window to the side of the property with a Roman blind. Other features include two smoke alarms, one power point, a thermostat control for the heating, one centre light piece and a hot press area which is shelved for storage.

- Bedroom 1 4.4m x 3.1m

A superb double bedroom has two windows to the front of the property giving panoramic views from this elevated site over the Southern and Northern suburbs of Cork City. The room has solid timber flooring, built-in units from floor to ceiling, six power points, one radiator, one telephone point and one television point. A door in the room allows access into an en suite bathroom.



- En Suite 1.7m x 1.4m

A newly refurbished en suite bathroom features magnificent tiling throughout. The area has a two piece suite with a corner shower area incorporating a Mira Sport electric shower. Features include one centre light piece, one extractor fan, wall mounted shelving and a heated towel rail.


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| • Bedroom 2 | 3.5m x 2.8m | A double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has solid timber flooring, built-in units from floor to ceiling, one centre light piece, one large radiator, six power points and a television point. |
| • Bedroom 3 | 2.4m x 2.6m | A large room has a window with a curtain rail and curtains to the rear of the property. The room has solid timber flooring, an impressive sliderobe fitted unit, one centre light piece, one large radiator and two power points. |
| • Bedroom 4 | 2.6m x 2.3m | A single room offers a window to the front of the property which includes a curtain rail and curtains. The room has solid timber flooring, built-in units from floor to ceiling, one centre light piece, one large radiator and two power points. |
| • Family Bathroom | 1.7m x 2.0m | The family bathroom features a three piece suite with a Mira electric shower fitted over the bath. This newly refurbished bathroom features modern tiling on the floor, surrounding the bath and surrounding the wash hand basin. Features include one centre light piece, one extractor fan and a heated towel rail. |

Features

- Approx. 114 Sq. M / 1227 Sq. Ft
- Gas fired central heating
- Double glazed windows
- BER C2
- Built in 2003
- South-facing rear garden
- Private cul-de-sac location
- Modern interior finish
- Built-in storage units in all bedrooms
- Newly refurbished Bathroom & En suite bathroom
- Solid oak joinery
- Off street parking

Directions

Please see the eircode T12 EV6D for directions.

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