

## 27 Edgewood, Maryborough Ridge, Douglas, Cork



ERA Downey McCarthy are delighted to present to the market this immaculately presented, four bedroom semi-detached home in turnkey condition, ideally situated within a quiet cul-de-sac in the Maryborough Ridge development at the top of Maryborough Hill, Douglas. It is close to a host of amenities including schools, golf and soccer clubs, shopping centres, shops, bars and restaurants as well as being within easy access of Douglas Village and the South Link Road Network. Viewing highly recommended.

Accommodation consists of reception hallway, guest w.c, living room, open plan kitchen/dining/living area and utility room on the ground floor. Upstairs the property offers four spacious bedrooms, one ensuite and the main family bathroom.

**AMV: €550,000**

**BER B3**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Turnkey modern family home
- Beautiful décor throughout
- Approx. 123 Sq. M. / 1,324 Sq. Ft.
- Built in 2005
- BER B3 - Qualifying the property for Green Mortgage Interest Rates
- Gas fired central heating
- Double glazed PVC windows
- Four spacious bedrooms
- Well manicured south-west facing rear garden
- Fronts onto a large green area in a quiet cul-de-sac
- Close to a host of amenities including schools, golf and soccer clubs, shopping centres, shops, bars and restaurants

## | RECEPTION HALLWAY

4.11m x 1.28m (13'4" x 4'1")

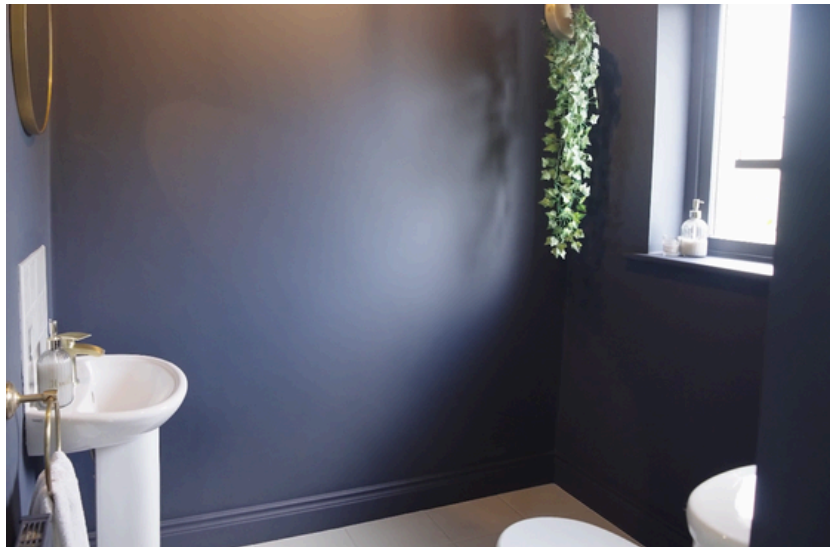
A timber door with frosted glass panelling allows access to the bright and welcoming reception hallway. The hallway has laminate timber flooring, recessed spot lighting, neutral décor, one radiator, a frosted window overlooking the kitchen, under stair storage and access to the guest w.c.



## | GUEST W.C

1.95m x 1.45m (6'3" x 4'7")

The guest w.c features a two piece suite, tiled flooring, attractive décor, a modern colour palette, one radiator, one frosted window to the front of the property and one centre light piece.



## | LIVING ROOM

4.71m x 3.51m (15'4" x 11'5")

This spacious main living room has one large bay window to the front of the property, including a curtain rail and curtains, allowing extensive natural light to flood the room. The room has Junckers solid timber flooring, a feature fireplace, attractive décor, one radiator, ample power points and one centre light piece.



## | OPEN PLAN KITCHEN/DINING/LIVING

5.22m x 6m (17'1" x 19'6")

Throughout the superb open plan kitchen/dining/living area there is laminate timber flooring, recessed spot lights, one light piece, one radiator, ample power points, a window to the side and a feature bay window overlooking the beautiful rear garden. The kitchen has fitted units at eye and floor level with extensive worktop counter, one window to the rear including blinds, built-in oven/hob/extractor fan, dishwasher, fridge freezer and a stainless steel sink. A PVC door with glass panelling allows access to the rear.



## | UTILITY ROOM

Located off the kitchen/dining/living area, the utility room has one PVC door to the side of the property, storage space, space for a washing machine, space for a dryer, space for a fridge, one centre light piece and tile flooring.



## | STAIRS AND LANDING

2.43m x 2.63m (7'9" x 8'6")

The stairs and landing area has carpet flooring throughout. At the top of the landing there are two power points, one centre light piece, access to a hot press and a Stira staircase allowing access to the attic.



## | BEDROOM 1

3.37m x 3.41m (11'0" x 11'1")

A beautiful and spacious double bedroom has laminate timber flooring, one large floor to ceiling window to the front of the property, attractive neutral décor, one radiator, one centre light piece, ample power points and a door allowing access to the ensuite.



## | EN SUITE

1.77m x 2.05m (5'8" x 6'7")

The ensuite features a three piece suite including a large shower cubicle, impressive floor and wall tiling, one radiator, one frosted window to the side of the property, neutral décor and one centre light piece.



## | BEDROOM 2

2.26m x 2.92m (7'4" x 9'5")

This double bedroom has laminate timber flooring, one window to the rear of the property, one radiator, attractive décor, one centre light piece, power points and built-in storage.



## | BEDROOM 3

3.83m x 3.05m (12'5" x 10'0")

This double bedroom has laminate timber flooring, one window to the rear of the property, one radiator, attractive décor, one centre light piece and power points.



## | **BEDROOM 4**

3.18m x 2.63m (10'4" x 8'6")

This bedroom has laminate timber flooring, one window to the front of the property, one radiator, one centre light piece, ample power points and storage space located above the stairs.



## | **BATHROOM**

2.29m x 2.07m (7'5" x 6'7")

The beautifully appointed main family bathroom features a four piece suite including an electric shower fitted over the bath, timber flooring, attractive décor, modern colour palette, tiling to the bath and sink areas, one radiator, one frosted window to the side of the property and one centre light piece.



## | GARDENS AND EXTERIOR

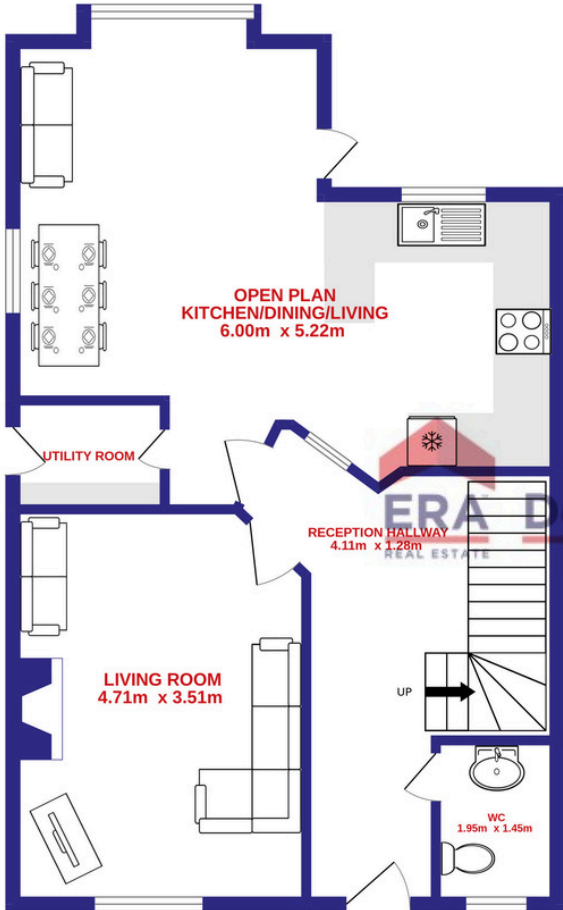


The front of the property is fully enclosed and offers a cobble lock driveway to accommodate off street parking. There is a small garden area and mature flower beds to either side. A secure side gate allows access to the rear.

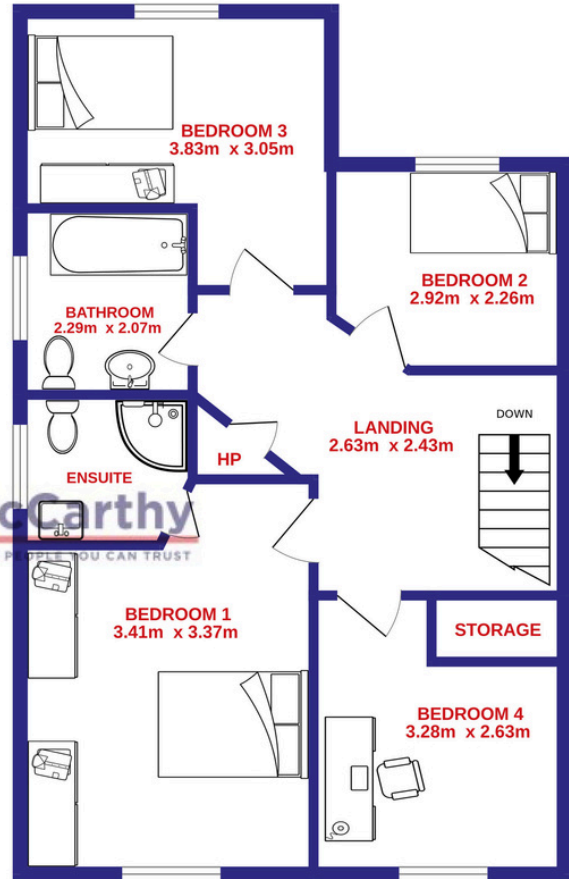
The rear of the property is fully enclosed and boasts a fantastic south-west facing aspect. There is a beautiful, modern patio area and a well-manicured garden which is laid to lawn with a mature flower bed surrounding. There is pathway leading to a Barna shed which is ideal for storage. There is also a steel shed included as part of the sale.

# FLOOR PLAN

GROUND FLOOR



1ST FLOOR

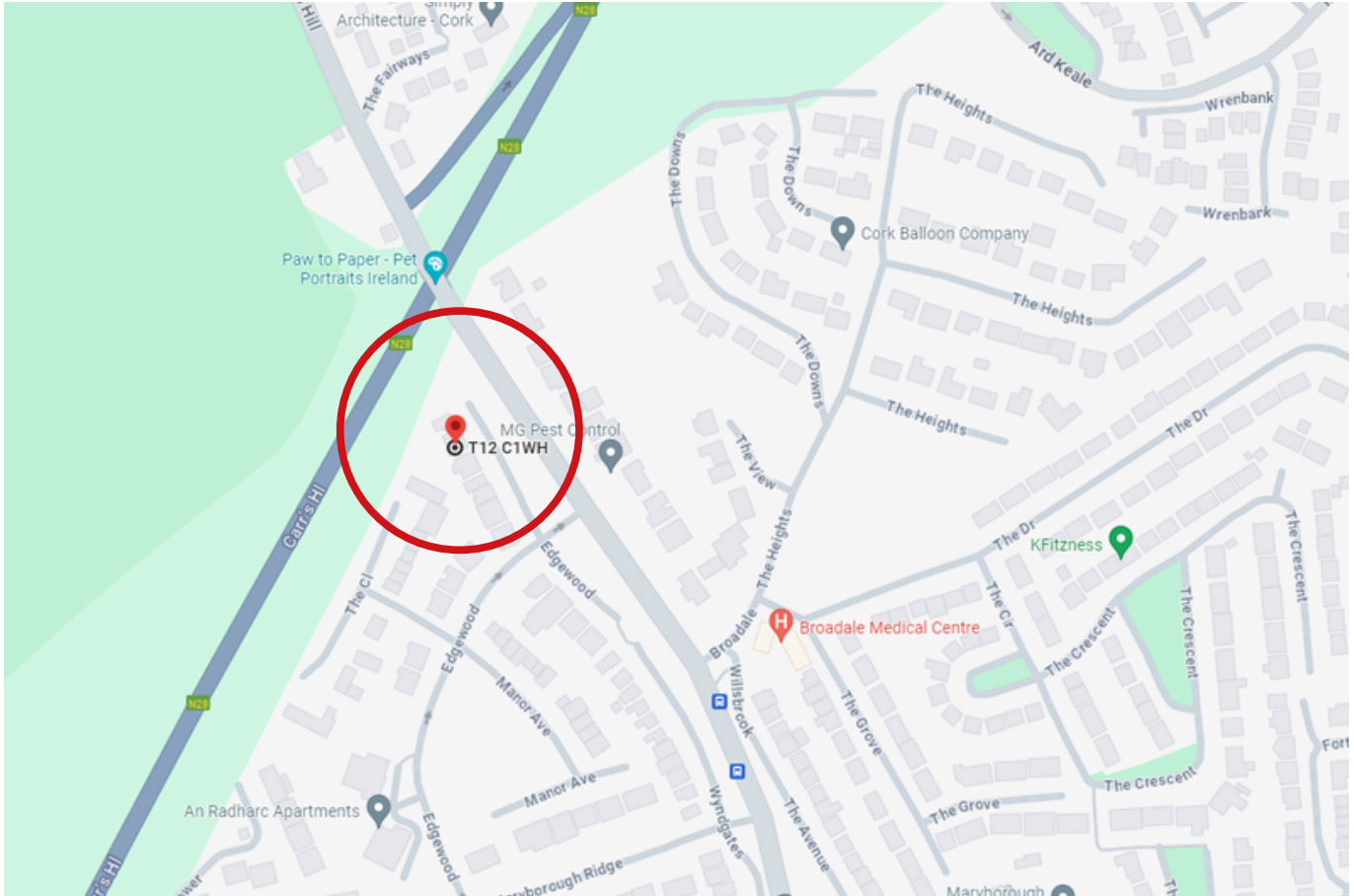


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## | DIRECTIONS

Please see Eircode T12 VXD4 for directions.



## | ALL ENQUIRIES TO:

**Sean McCarthy**  
**086 8385768**  
**sean@eracork.ie**



**Downey McCarthy**  
THE PEOPLE YOU CAN TRUST

### Solicitor Details:

Rachel Hall, Douglas Law Solicitors, 5 Watergold, East Village, Douglas, Cork

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