

**FOR SALE BY PRIVATE TREATY**

**“Ellesmere”  
19 Belvedere Lawn,  
Douglas Road,  
Cork.**



This property is a charming semi-detached residence located within a mature development of similar type dwellings. Enjoying what can only be described as a most convenient location, the property is just minutes from Douglas Village Centre, bus connection to and from the city centre, schools, South Ring road network as well as all the amenities Douglas has to offer. This property retains many of its original features and much of its original charm. Viewing of this desirable family home is a must for the discerning purchaser.

Brief Accommodation:

**Entrance Hall:** Solid timber flooring,  
 Understairs toilet with W.C. and WHB,



**Reception Room:** 13'10" x 12'4" (4.21m x 3.28m)  
 Bay window with fitted Net Curtains, Fitted carpet, Tiled solid fuel fireplace.



**Living Room/** 12'1" x 10'10" (3.7m x 3.3m)  
**Dining Room:** Solid fuel timber fireplace, Fitted carpets, Fitted curtains.

**Kitchen:** 20'9" x 10'8" (6.5m x 3.26m)  
 Fitted floor and eye level units, Plumbed for appliances.



**Stairs to landing:** Fitted carpet, Fitted net curtains.

**Bedroom 1:** 13'10" x 10'10" (4.21m x 3.34m)  
 Bay window with fitted net curtains, Fitted carpet, Built in wardrobes.



**Bedroom 2:** 12'1" x 12'2" (3.7m x 3.71m)  
 Fitted carpet, Fitted net curtains, Built in wardrobe

**Bedroom 3:** 6'11" x 7'6" (2.1m x 2.3m)  
 Fitted net curtain, Fitted carpets.

**Bathroom:** W.C., WHB, Bath and electric shower. Tiled floor and bath surround.

**Garage/ Outside Accommodation:** The property has the benefit of an attached garage to the side of the property with a metal "Up and Over" door to its front and standard door to the rear garden.



**Grounds:**

The property enjoys the benefit of fully enclosed gardens to both front and rear. Both areas include mature hedging with off street parking and a low maintenance chipped area to its front. Whilst the rear is laid out in a mixture of lawn and shrubbery.



**BER**

BER: E2      BER Number: 109217349  
 Energy Performance Indicator: 347.35kWh/m<sup>2</sup>/yr

**Title:**

The property is held under a long leasehold.

**Heating:**

Gas fired central heating.

**Price:**

Asking Price: €310,000

**Negotiator:**

TJ Cronin BSc ASCSI  
 Tel: 086 8345211 / E-Mail: [tj@irishand european.ie](mailto:tj@irishand european.ie)

**Directions:**

From Tesco in Douglas (New Development) proceed to end of road and turn right onto South Douglas Road, under flyover and straight through roundabout. Continue straight for c.500 meters and turn right into Belvedere Lawn. No19 Belvedere Lawn, is located on left, see agents sign.

**Viewing:**

Strictly by prior appointment only.