

## 'Nirvana' 12 Baltimore Lawn, Douglas Road, Douglas, Cork **BER E1**



ERA Downey McCarthy are very pleased to present this superb family home to the market. 'Nirvana' is situated just off the city end of Douglas Road, in a tranquil park setting, with a mature green area set in the middle of a circle of houses, all within a brisk walk of Douglas Village and Cork City Centre.



AMV: €395,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 5.62m x 2.1m

The front of the property has sliding patio doors that lead into the porch, this in-turn leads into the hallway. The hallway has a glass panel door from the porch, one centre light fitting, one radiator, under-stairs storage and a cloak room. The hallway has a wooden floor, two power points and solid doors lead into all rooms.

- Living Room 4.27m x 3.76m

A good spacious front room with one window overlooking the front garden. Features include an open fireplace, solid wooden floor, one radiator and one centre light fitting.



- Lounge 5.83m x 3.66m

A super spacious room that has been extended in recent years and provides extra living space to the back of the property. One window overlooks the back garden, the room also has one radiator, an open fireplace and laminate wooden flooring.

- Dining Room 4.1m x 2.82m

This room has sliding patio doors that lead out to the back garden. Features include one radiator, one centre light fitting and tile flooring. An open archway from the dining room leads into the kitchen.

- Kitchen 4.23m x 4.45m

A very spacious and bright kitchen area which gets plenty of natural daylight as the back of the property is south facing and there is a large velux window in the pitched roof and two other windows overlook the back garden, including a corner window. The kitchen is fully fitted, has an integrated gas hotpoint oven and hob, extractor fan and dishwasher. The area has plenty of storage space, a breakfast bar, one radiator and a tile floor. A door from the kitchen leads into the utility area.



- Utility Room                      1.33m x 4.18m

A very functional room with plenty of room for storage and the gas boiler is housed here. A glass panel door leads out to the side and the back garden of the property. Features include a high pitched roof, one radiator, tile floor and one window looking out over the side of the property.
- Downstairs W.C                      2.65m x 2.71m

This bathroom services the converted garage and the utility room. Features include a fully tiled shower cubicle with an electric shower, W.C, wash hand basin, fully tiled floor, one window and a door leads into the converted garage which can now act as a playroom/office or downstairs bedroom if required.
- Playroom/Bedroom 4                      4.8m x 2.45m

One window here overlooks the front of the property. A pitched roof with a velux window allows in natural daylight, the room has one radiator and another door leads back to the reception hallway.
- Stairs and Landing                      2.65m x 2.71m

The stairs are fully carpeted leading up to the first floor landing. A good square landing with one window to the side of the property facing south so it leaves in plenty of natural daylight. The stairs continue up to the attic and solid doors lead into all rooms.
- Bedroom 1                              3.97m x 3.66m

A large window overlooks the back and features include one radiator and a laminate floor. The fireplace has been blocked off and the room comes with plenty of power points.
- Bedroom 2                              3.68m x 3.79m

A good spacious double room with one window overlooking the front of the property. Features include built-in bedroom wardrobes and a solid varnished wooden floor.
- Bedroom 3                              2.63m x 2.68m

A spacious single room with one window overlooking the front. Features include one radiator, solid wooden floor and one centre light fitting.
- Main Bathroom                              2.3m x 2.66m

This bathroom has a fitted bath with an electric shower over the bath, fully tiled walls and floors throughout, wash hand basin, inset mirror, recess lighting and a window overlooks the back. Other

features include a heated towel rail, hot press with a pre-sealed tank and fitted shelving.

- Attic 6.1m x 4.04m

The attic is fully converted and spans the entire length of the house. Two velux windows allow extensive natural daylight into the room and a doorway allows access into the eaves of the attic. Features include one radiator, carpet flooring, centre light fitting and a great space for storage.



## Features

- 1,916 Sq Ft. Approx. including the attic.
- Natural Gas fired central heating
- Quality fitted kitchen units
- PVC double glazed windows
- Substantially extended to the side and rear
- Spacious living accommodation
- Super back garden with a great aspect
- Fully underpinned
- New drains

## Directions

Please see Eircode T12 V2A2 for directions.



Michael Downey  
60 South Mall, Cork  
087 7777117  
michael@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith.



€395,000

PSRA Licence No. 002584