

## 52A Hollyville Mews, Grange, Douglas, Co. Cork

**BER D1**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to launch to the market this neatly presented three bedroom end townhouse located in the heart of Grange, Douglas and positioned adjacent to all local amenities including Douglas Village, the main 206 bus route, schools, shops, bars and restaurants.



**AMV: €230,000**

PSRA Licence No. 002584

## Accommodation

- Reception Hallway 4.8m x 1.8m

A PVC door with attractive stained glass centre and side panelling and overhead fan light allows access to the reception hallway. A bright and spacious reception hallway features neutral décor. The area has new carpet flooring, extensive under stairs storage, one centre light fitting, one power point and one telephone point.

- Living Room 4.8m x 3.1m

The main living room has one window overlooking the front of the property which includes a curtain rail and curtain. The room has attractive décor, laminate timber flooring, and an open fireplace. There is one centre light fitting, one radiator, two power points, two phone points and two television points.



- Kitchen/Dining 3.9m x 5.0m

This superb, light filled, open plan kitchen/dining area has one window overlooking the rear garden and a PVC door with centre panelling provides access out to the rear garden.

The kitchen has built-in units at eye and floor level, extensive worktop counter space and an integrated breakfast counter. Other features include vinyl flooring, a stainless steel sink, plumbing for a washing machine, space for an oven, space for fridge freezer and one centre light fitting.

The dining area has high quality timber flooring, one centre light piece, an open fireplace, one radiator, one television point and eight power points.



- Stairs and Landing

The stairs and landing have been fitted with new carpet flooring. The landing has one centre light piece, one smoke alarm, an access hatch to the attic and access to a hot press area for storage.

- Bedroom 1                      4.4m x 3.0m

This large double bedroom has one window facing the front of the property which includes a roller blind, a curtain rail and curtains. The room has high quality new carpet flooring, an impressive array of built-in units from floor to ceiling, one radiator, one centre light fitting, two power points and one telephone point.



- Bedroom 2                      4.2m x 3.0m

This spacious double bedroom has a window overlooking the rear of the property which includes a curtain rail and curtains. The room has attractive décor, carpet flooring, one centre fitting, one radiator and two power points.



- Bedroom 3 3.2m x 2.0m

A large single room has one window overlooking the rear of the property which includes a curtain rail and curtains. The room has attractive décor, carpet flooring, one centre light fitting, one radiator and one power point.

- Main Bathroom 1.3m x 1.9m

The family bathroom features a three piece suite with a mains operated shower located over the bath. Features include one centre light fitting, vinyl floor covering, one radiator, one wall mounted heater and one window overlooking the front of the property with curtain rail and curtain.

## Features

- Approx. 940 Sq.Ft
- BER D1
- Built in 1985
- Sunny west facing rear aspect
- Recently refurbished three bedroom end townhouse
- Much sought-after location close to all amenities in Douglas Village & The 206 Bus Route
- New carpet flooring
- Newly repainted
- Double glazed windows
- Gas Fired Central Heating
- Ideal first time buy/investment opportunity
- Rental potential of €1,350 per month

## Directions

Please see the Eircode T12 H1W8 for directions.



Garry O'Donnell  
60 South Mall, Cork  
087 7522244  
garry@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.



€230,000

PSRA Licence No. 002584