

By Private Treaty**16 Calderwood Court, Donnybrook,, Douglas, Cork City**

Nestling within a peaceful setting, overlooking a large green with mature trees, one finds this alluring three bedroomed semi detached residence.

The accommodation within is spacious throughout and provides the potential for extra accommodation by converting its garage.

Add in graceful grounds to both front and rear and one can readily identify the many fine characteristics of this ideal family home.

**PRICE: €235,000****Irish & European**

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Accommodation

Entrance Hall		Laminate Timber Flooring, Understairs Storage. Fitted Blind, Fitted Net Curtain.
Sitting Room	4.17m x 3.8m	Timber Flooring, Fitted Curtains, Fitted Blind, Feature Solid Fuel Fireplace
Kitchen/ Dining Room	6.12m x 3.38m	Marley Flooring in Kitchen area, Timber laminate flooring in Dining area, Tiled Floor and Eye level units Feature Brick Solid Fuel Fireplace, built in storage to side of Chimney.
Utility Room	3.55m x 3.45m	Marley Flooring, Fitted Floor and eye level units. Plumbed for Appliances, Door to garage, door to rear.
Stairs to Landing		Fitted Carpet, Fitted Curtains and Fitted Blind Hot Press (Lagged and Shelved).
Bedroom 1	3.87m x 3.5m	Fitted Carpet, Fitted Curtains, Fitted Blinds, Built In Wardrobe.
Bedroom 2	2.8m x 3.69m	Laminate Timber Flooring, Fitted Curtains, Fitted Blind, Built In Wardrobe.
Bedroom 3	2.83m x 2.46m	Laminate Timber Flooring, Fitted Curtains, Fitted Blind.
Bathroom		Fitted Carpet, Fitted Blind, WC, Wash Hand Basin, Bath, Tiled Splashback.
Garage	5.21m x 2.43m	Metal Up and Over Door Fitted Shelving & Storage Units
Grounds		The property enjoys fully enclosed grounds to both front and rear. Its west facing front garden incorporates mature lawn and boulder bedding and off street parking whilst its east facing rear garden includes a variety of trees and plants that add to the ambience and tranquility of this area.



Some Features

- Quite setting overlooking green to its front.
- Private manicured garden to rear
- Spacious accommodation with bright aspect.
- Potential to expand.
- Excellent location.
- Bus stop at Entrance.

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Directions

From Kinsale Road Roundabout, take Kinsale exit followed by an immediate left turning onto Frankfield Rd. Proceed to end of road (c.2.5km) and at T junction turn right onto Donnybrook Hill continue straight for 500 metres (Passing Petrol Station on left) and turn left into Calderwood.

Proceed straight and take first turning to right. Proceed straight for c.100 metres and turn left into Calderwood Court. At Green turn right and follow road around the Green, No 16 is located on right.

Negotiator:	T.J. Cronin
Viewing:	To arrange a viewing of this property please contact us on 021 4277606 or email info@irishandeuropean.ie
Price:	€235,000
Size:	116 m ²
BER:	BER: G BER No.109713768 Energy Performance Indicator:462.86 kWh/m ² /yr