

## 17 Edgewood, Maryborough Ridge, Douglas, Cork City

**BER C1**



Garry O'Donnell of ERA Downey McCarthy is delighted to launch to the market this beautifully presented, extended four bedroom semi-detached home. The property is finished and decorated to the highest order and includes top quality flooring, tiling, built in units and a magnificent modern fitted kitchen.



AMV: €425,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway

An open porch with a canopy allows access to a composite door with glass centre paneling which in turn allows access to the reception hallway. The reception hallway sets the tone for the entire property and features magnificent stylish décor throughout which includes high quality tile flooring. The area has one large radiator cleverly disguised behind a radiator cover, under stair storage, recess spot lighting, two power points, two phone points, one alarm control point and a door from the area allows access to a downstairs W.C.

- Guest W.C

The guest W.C features a two piece suite. The room has tile flooring, a tile splash back and an attractive pastel colour scheme. There is one radiator, one centre light piece and one window to the front of the property including Roman blinds. A cleverly built-in storage unit is situated under the window.

- Living Room 4.69m x 3.51m

Accessed off the main hallway, the living room has one window to the front of the property including a venetian blind. The room is superbly decorated with high quality semi-solid oak timber flooring and coving surrounding the ceiling. Features include one centre light piece, one large radiator, eight power points, one television point and one thermostat control for the heating.

- Kitchen/Dining/Family Area 6.2m x 5.77m

A cherry-wood door with glass paneling allows access from the reception hallway into this newly renovated and extended open plan kitchen/dining/living area. This magnificent area is the heart of this picture perfect home. The newly fitted kitchen features extensive modern units at eye and floor level finished in a Prague Ivory colour scheme with a contrasting Granite worktop counter and positioned in the centre of the kitchen is an integrated island unit with a granite worktop, integrated seating and storage with two centre light piece fitted overhead. The kitchen includes an integrated double oven, hob, extractor fan, fridge freezer, microwave, dishwasher and larder units. A superb bay window overlooks the rear garden at the rear of the room. This window now acts a window seat with integrated storage space.



The family area has recess spot lighting throughout, attractive interior designed decor and the focal point of the room is a superb solid fuel Stanely stove with granite hearth, marble surround and stone interior.



The dining area which is located towards the rear of the room has double doors which allow access to the patio area and a large velux window floods the area with natural light.

The room in its entirety features high quality walnut timber flooring and coving surrounding the ceiling. The room has one window to the side of the property, one velux window and a one bay window at the rear of the kitchen. The area has twenty-six power point and three radiators.

- Utility Room

The utility room is located off the kitchen/dining area and has a continuation of the built-in units from the kitchen. There is tile flooring, a PVC door allowing access to the side of the property. The room has plumbing for a washing machine and space for a drier.

- Stairs and landing

The stairs and landing have been fitted with carpet flooring throughout. At the top of the landing there is a Stira staircase allows access to a partly floored attic. There is also a large hotpress area which is shelved for storage.

- Bedroom 1                      4.3m x 3.4m

A superbly presented main bedroom has a feature window to the front of the property including a venetian blind, a curtain rail and curtains. The room has superb décor which includes high quality built-in slide-robe units which add extensive storage space to the room and a fitted carpet.





- En Suite 

The en suite bathroom features high quality tiling from floor to ceiling. The room has a 2 peice suite including a Triton electric shower in an enclosed shower cubicle.
- Bedroom 2 

3.0m x 3.0m

This double room has luxurious décor throughout and includes high quality carpet flooring and an impressive array of slide-robe fitted units.
- Bedroom 3 

3.3m x 2.6m

This bedroom has a large window facing the front of the property. The room has carpet flooring, built-in units, wall mounted shelving, one centre light piece, one large radiator and four power points.
- Bedroom 4 

2.4m x 2.9m

This single room is currently being used as a home office. The room includes impressive slide-robe fitted units in an L-shape, carpet flooring and has one window to the rear of the property with a roller blind.
- Family Bathroom 


A spectacular family bathroom features superb tiling throughout with mosaic tiling and a walk-in shower area. The room has one window to the side of the property.

## Features

- Spectacular single storey rear extension giving a beautiful Open plan Kitchen/Dining/ Living Area
- Interior designed finish throughout
- South facing rear garden with superb Indian sandstone patio areas
- Top quality tiling and bathroom ware
- Approx.145 Sq. M / 1560 Sq. Ft
- BER C1
- Built in 2006
- Gas Fired Central Heating
- Double glazed windows
- Located close to all local amenities including a regular bus service to Douglas and Cork city centre

## Directions

Please see Eircode T12 A40F for directions.

	<p>Garry O'Donnell 60 South Mall, Cork 087 7522244 garry@eracork.ie</p>
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