Immaculate 4 bedroom detached house

2 Elden, Maryborough Hill, Douglas, Cork City. T12 E9XP

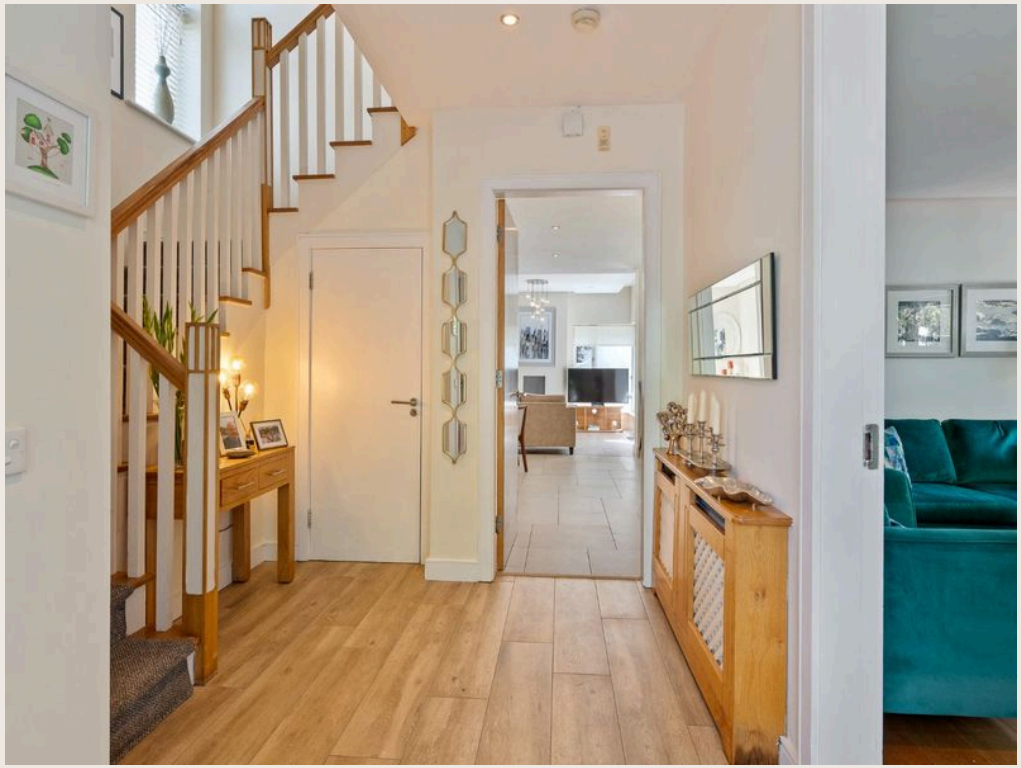
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About this property

Savills is delighted to introduce no. 2 Elden, Maryborough Hill, Douglas, to the open market. Arriving at Elden, you step into an exclusive enclave of a homes, long established within a beautifully mature setting. The approach immediately conveys privacy, calm and quality, with thoughtful spacing between houses and flourishing landscaping that gives the entire area a settled, premium feel. Stepping into the entrance hall, the sense of space and calm is immediate. To the right, a separate lounge offers a welcoming retreat, ideal for quieter moments, evening relaxation or more formal entertaining. Continuing through the hall, a well-placed guest WC adds convenience before the home opens out into a superb open plan kitchen, living and dining space designed for modern living and everyday comfort. This main living area is bright and generous, with large windows drawing in natural light and creating an effortless flow between cooking, dining and relaxing. A utility room sits just off the kitchen, providing valuable additional storage and functionality. Upstairs, there are four bedrooms and the main bathroom, all bedrooms are spacious and well laid out. Two enjoy ensuite bathrooms, offering excellent flexibility for families, guests or those who appreciate additional privacy.

The rear garden enjoys a superb south‐west facing orientation, capturing sunlight throughout the day and evening. This sunny aspect enhances every part of the outdoor space, from the patio to the wider lawn, making the garden a genuine extension of the home. The property sits on a notably generous site, with excellent width along one side that accommodates a large shed without encroaching on the main garden area. The gardens themselves have been thoughtfully landscaped to offer an inviting, low‐maintenance setting, with mature planting that frames the space and softens the boundaries beautifully. A paved patio is positioned to take full advantage of the afternoon and evening sun, providing an ideal spot for dining, relaxing or entertaining. The overall garden layout is designed for year‐round usability, combining style with everyday practicality. At the front, a two‐car driveway is complemented by an EV car charger, adding a modern, future‐focused convenience that aligns seamlessly with contemporary living.

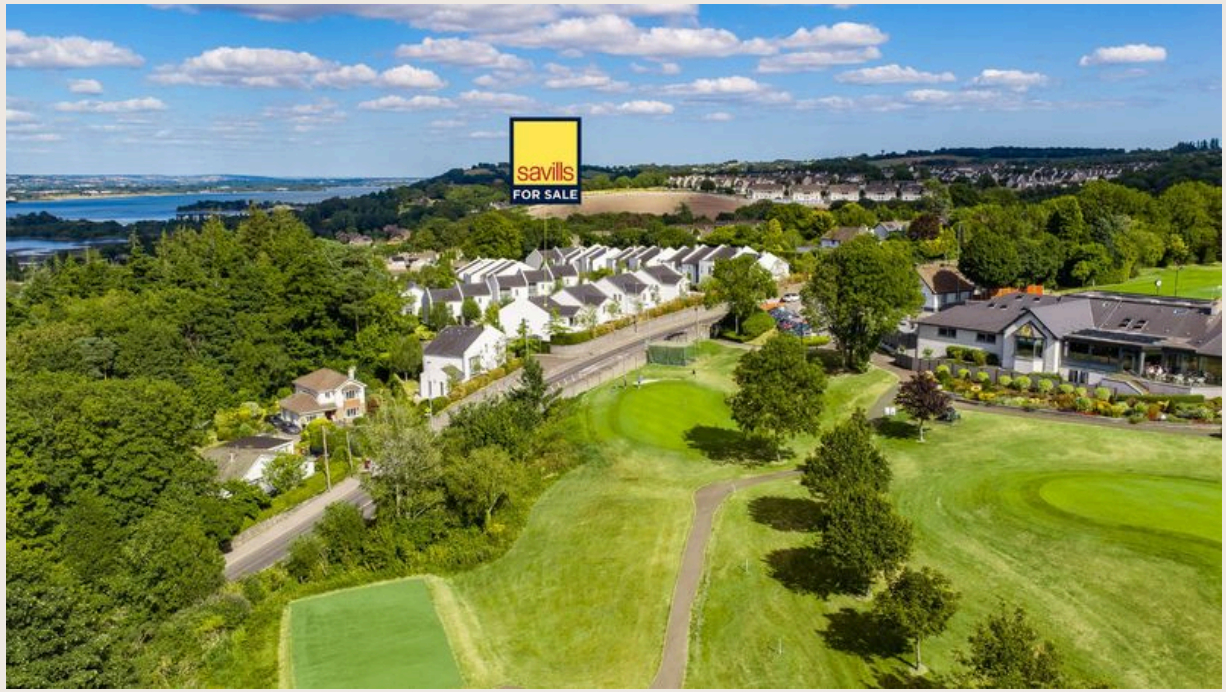
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About This Property

The location is one of Elden's strongest advantages. Set within a highly sought-after pocket of Douglas, it places you close to everything that makes the area so desirable. The Douglas Golf Club is moments away, offering a beautiful green backdrop and an exceptional sporting amenity. The Link Road is easily accessed, providing quick connections across Cork city and beyond. Douglas village offers cafés, restaurants, supermarkets, fitness facilities and everyday essentials, all within easy reach. Excellent schools, parks and coastal walks are nearby, making this a location that supports a balanced, high-quality lifestyle.

This is a home suited to buyers trading up, those relocating to a prime Douglas address, and anyone seeking a modern detached house in a superb, established location. With its combination of space, style, upgraded finishes and exceptional setting, 2 Elden stands out as a rare opportunity in one of Douglas's most desirable residential enclaves.



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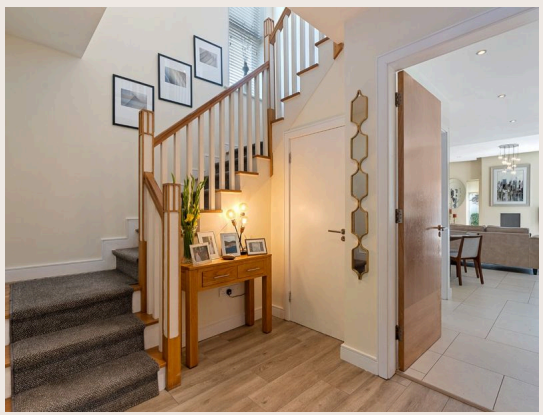
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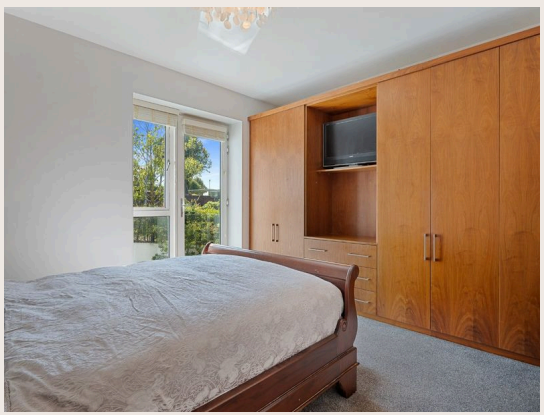
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Plans

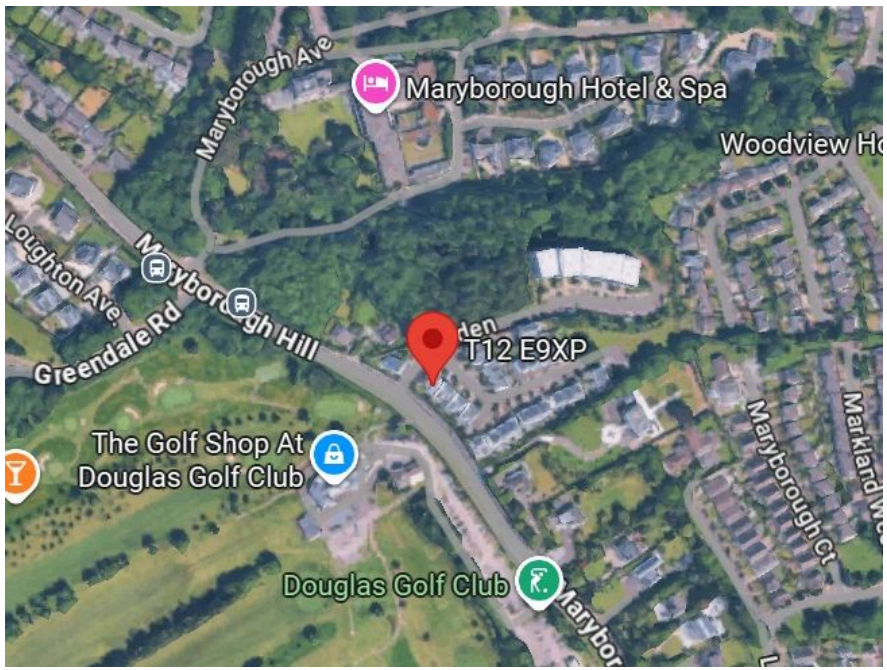
165 sq m / 1,776 sq ft





Local Area

Cork City Centre — 6 km
Douglas Village — 2 km
Douglas Golf Club — 100 m
Douglas Court shopping centre - 1.4 km
Mahon Point — 5 km
Cork International Airport — 8 km
Blackrock Village — 4 km
Rochestown — 3 km
*All distances are approximate



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Property Details

Key Features

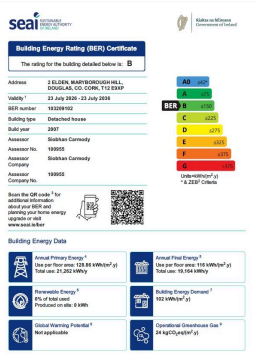
Immaculate 4 bedroom detached house
Approx. 165 sq m / 1,776 sq ft
South-west facing rear garden
Energy efficient B BER rating
Modern finishes throughout
Electric car charge point
Landscaped outdoor spaces
Walking distance of Douglas Village
Walking distance of Douglas Golf Club
Bus stop 216, 220 nearby

Services & Additional Information

GFCH
Internet
Private Parking
Mains services

BER

BER Rating = B


seai

Building Energy Rating (BER) Certificate

The rating for the building detailed below is: B

Address	2 ELDEN, MARYBOROUGH HILL, DOUGLAS, CO. CORK, T12 E9XP
Validity	23 July 2020 - 23 July 2030
BER number	103209102
Building type	Detached house
Build year	2007
Assessor	Siobhan Carmody
Assessor No.	100055
Assessor Company	Siobhan Carmody
Assessor Company No.	100055

A0 ≤25
A ≤50
BER B ≤100
C ≤225
D ≤275
E ≤325
F ≤375
G >375

Units=kWh/(m².y)
* & 2103* Criteria

Scan the QR code * for additional information about your home and planning your home energy upgrade or visit www.seai.ie/ber

Building Energy Data

Annual Primary Energy *
Use per floor area: 128.86 kWh/(m².y)
Total use: 21,252 kWh/y

Annual Final Energy *
Use per floor area: 116 kWh/(m².y)
Total use: 19,154 kWh/y

Renewable Energy *
8% of total used
Produced on site: 0 kWh

Building Energy Demand *
102 kWh/(m².y)

Global Warming Potential *
Not applicable

Operational Greenhouse Gas *
24 kgCO2eq/(m².y)

Tenure

Freehold

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Enquire



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More Information

View on website

View Digital Brochure

Property Search

Viewing strictly by appointment

Property Ref: CKK250783

Cork
Penrose House, Penrose Dock, T23 V38E
+353 (0) 21 427 1371

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