

19 James Connolly Place, Donnybrook, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is excited to launch to the market this neatly presented, two bedroom semi-detached property positioned on a large corner site with future development potential subject to FPP within this quiet mature residential estate off Donnybrook Hill in Douglas.



AMV: €195,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 1.63m x 1.41m

A PVC door with attractive stained glass centre paneling allows access to the reception hallway. The reception hallway has laminate timber flooring, one centre light piece and access to the living room and dining room is gained from this area.

- Living Room 4.9m x 3.4m

A dual aspect room has one window to the front of the property and one to the rear both with Venetian blinds. The room has carpet flooring, an open fireplace, attractive décor, a large radiator, four power points and two phone points. Located off the living room is a small storage area which houses the gas boiler and the hot water tank. A door at the rear of the room allows access to the kitchen.



- Dining Room 2.7m x 3.0m

The formal dining room has one window to the front of the property with a Venetian blind. The room has laminate timber flooring, an open fireplace, wall mounted shelving, one radiator and one centre light piece. A door at the rear of the room allows access to a galley-style kitchen.



- Kitchen 1.6m x 3.8m

The kitchen features tile flooring, one window to the rear of the property and a teak door allows access to the rear yard. There are units at eye and floor level, a tile splash back, one centre light piece, five power points and under stair storage.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one window overlooking the rear of the property.

- Bedroom 1 4.9m x 2.8m

A spacious double bedroom with a dual aspect has one window overlooking the rear garden and one to the front offering panoramic views of Cork city from this elevated site. The room has high quality laminate timber flooring, one radiator, one centre light piece, four power points and a walk-in storage area.



- Bedroom 2 3.0m x 3.4m

A large double bedroom has a window to the front of the property which also gives superb views over Cork city. The room has laminate timber flooring, one centre light piece, one large radiator and integrated storage.



- Main Bathroom 1.8m x 2.4m

The family bathroom features a three piece suite with a Mira electric shower fitted over the bath. Features include laminate timber flooring, tiling around the shower area, one window to the rear of the property with Venetian blind, one centre light piece, one radiator and storage under the sink.

Features

- 72 Sq.M / 775 Sq.Ft
- Large corner site with future development potential subject to Full Planning Permission
- BER G
- Built in 1960
- Gas fired central heating
- Double glazed windows
- South-facing rear aspect
- Mature sought-after location
- Close to all amenities including Douglas Village, the main 207 bus route & The Ballybrack Greenway
- Beautiful views over Cork city centre

Directions

Please see the eircode T12 EYF7 for directions.



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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.



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