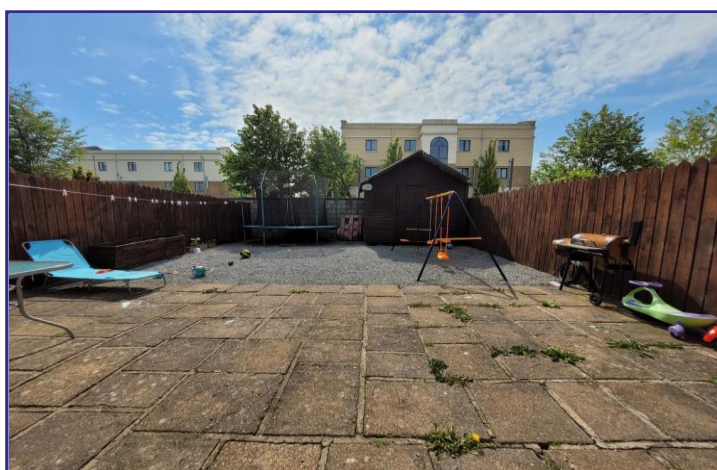


25 Greenlodge, Maryborough Woods, Douglas, Cork **BER C1**



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this neatly maintained, two bedroom mid terraced property located in a quiet cul de sac within the much sought after residential development of Maryborough Woods, Douglas. The property offers a low maintenance, enclosed south facing rear garden which would allow for further expansion of the property if required.



AMV: €250,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 1.9m x 4.5m

An open porch allows access to a teak door with attractive stained glass panelling which in turn allows access to the main reception hallway. This bright and spacious reception hallway has attractive décor including semi-solid oak timber flooring. The area has one centre light fitting, one radiator, two power points, two telephone points, under stair storage and a thermostat control for the heating.

- Guest W.C

Located under the stairs, the guest W.C features a two piece suite. The area has tile flooring, a tile splash back, one centre light fitting and one extractor fan.

- Living Room 5.6m x 3.7m

A dual aspect, south facing room has two large windows to the front of the property both including curtain rails and curtains. Double doors at the rear of the room allows access to a patio area. The room has immaculate décor with high quality semi-solid oak timber flooring, an attractive fireplace, one centre light fitting, one radiator, six power points, one television point and one telephone point.



- Kitchen/Dining 3.4m x 3.7m

The kitchen features impressive Cherrywood fitted units at eye and floor level in an L-shape with extensive worktop counter space and a tiled splash back. The kitchen includes an integrated oven, hob, extractor fan, fridge freezer, dishwasher and plumbing for a washing machine. One window overlooks the rear of the property and a PVC door with glass panelling allows access to the rear garden.

The room has a mix of recess spot lighting and one centre light fitting, offers extensive dining space, one large radiator and nine power points.



- Stairs and landing

The stairs and landing have been fitted with carpet flooring. The landing has one window to the front of the property, one centre light fitting, one smoke alarm, one power point and a thermostat control for the heating. A hot press area for storage and access to the attic is gained from the landing.

- Bedroom 1 3.4m x 3.4m

A spacious double bedroom has one window overlooking the rear of the property including a curtain rail and curtains. The room has carpet flooring, built-in units, one radiator, one centre light fitting, six power points, one telephone point and one television point. A door from the room allows access into an en suite bathroom.



- En Suite 1 1.9m x 2.2m

This en suite bathroom has one window overlooking the front of the property. Features include a three piece suite, tile flooring, tiling surrounding the shower and bath, a tile splash back, one wall mounted light fitting and one centre light fitting.

- Bedroom 2 3.4m x 4.1m

A spacious double bedroom has one window to the rear of the property. The room has carpet flooring, built-in units, one centre light fitting, one large radiator, six power points, one telephone point and one television point. A door from the room allows access into an en suite bathroom.



- En Suite 2 1.9m x 1.7m

The en suite features a two piece suite and a corner shower area incorporating a Mira Sport electric shower. The room has tile flooring, tiling surrounding the shower, a PVC panel ceiling, one window to the front of the property, one wall mounted light fitting and one radiator.

Features

- Approx. 880 Sq Ft/ 82 Sq.M
- Exclusive residential development located close to Douglas Village
- South facing rear aspect
- Built Approx. 2004
- C1 BER Rating
- GFCH
- Double Glazed windows
- Positioned within a quiet cul de sac
- Excellent rental opportunity/First Time Buy
- Current Rent €1,391 per month set 9th August 2019



Garry O'Donnell
60 South Mall, Cork
087 752 2244
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 and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



€250,000

PSRA Licence No. 002584