

**For Sale by Private Treaty**

**Claycastle, 12 Maryborough Orchard, Maryborough Hill, Douglas, Cork T12 TXC3**



An exceptional three-storey detached house, located in a prestigious gated cul-de-sac comprising just 15 premier detached homes of the highest quality. This stunning property spans an impressive 5,500 square feet ensuring a luxurious and comfortable lifestyle for its residents.

In addition to a magnificent ground floor with beautifully appointed reception rooms and an expansive kitchen/dining area the home has a total of 7 well-appointed bedrooms on the 1<sup>st</sup> and 2<sup>nd</sup> floors. The 2<sup>nd</sup> is also home to a large, dedicated office space, providing a quiet and productive environment for work or study.

Despite the garden's smaller size, it is cleverly designed with different levels, maximizing the available space. Thanks to its orientation, the garden receives fantastic southern and western light, creating a bright and cheerful ambiance. Moreover, it is completely private, allowing you to relax and unwind in peace.

Situated within the highly sought-after gated cul-de-sac, this house offers exclusivity and privacy while being part of a vibrant and welcoming community. The location provides convenient access to amenities, schools, and transportation links, ensuring a well-rounded and connected lifestyle.

**Detached House  
7 BED - 5 BATH  
510 sqm (5,500 sqft)**



**Agent: Jackie Cohalan  
Phone: 087 642 7555**

**Viewings Strictly By Appointment**

## Accommodation

### Ground Floor

#### Entrance Hall (8.53m x 3.07m)

Tiled flooring. Elevator at the end of hall.

#### Living Room (8.41m x 4.26m)

Laminate flooring.

#### Sitting Room (6.67m x 4.24m)

Wood flooring.

#### Kitchen/Dining Area (4.54m x 8.76m)

Wood flooring. Floor & eye level fitted units with feature breakfast island, integrated Appliances and dining area with bay window.

#### Laundry Room (3.11m x 4.21m)

Fitted for appliances.

#### Bathroom (2.53m x 1.91m)

WC, wash hand basin & shower.

#### Living Room (4.50m x 3.18m)

Wood flooring with stove.

#### Sunroom (5.50m x 5.50m)

Conservatory style with double doors to rear garden.

### First Floor

#### Master Bedroom (4.51m x 4.51m)

Carpet floor covering with double doors to balcony overlooking rear garden.

#### Bedroom 2 (5.91m x 4.21m)

Carpet floor covering w/shared bathroom.

#### Bedroom 3 (4.64m x 4.27m)

Wood flooring w/shared bathroom.

#### Bathroom (2.91m x 3.09m)

WC, 2 wash hand basins and shower.



**Bedroom 4 (2.38m x 4.17m)**

Carpet flooring covering

**Ensuite (1.96m x 2.42m)**

WC, wash hand basin & shower.

**Office (3.92m x 2.91m)**

Wood flooring with elevator access.



**Second Floor**

**Living Room (9.59m x 3.86m)**

Wood flooring with 2 Velux windows and access to the attic.

**Bedroom 5 (4.21m x 4.51m)**

Wood flooring.

**Bedroom 6 (4.21m x 4.48m)**

Wood flooring.

**Bedroom 7 (9.66m x 3.95m)**

Wood flooring.



**Outside**

Patio area to the rear with garden split across 3 levels connected by steps. Top level provide a stunning view of the house and has a railing across.

