

15 St. Columba's Terrace Church Street, Douglas, Cork City **BER E1**



ERA Downey McCarthy Auctioneers are very pleased to present to the market this well presented three bedroom end of terrace property, ideally located in the heart of Douglas. The property benefits from its superb positioning in between the two villages of Douglas, East and West, in close proximity to all local amenities including two shopping centres, schools, shops, bars and restaurants etc.



AMV: €280,000

PSRA Licence No. 002584

Accommodation

- Reception Hallway 4.44m x 1.89m

A PVC door with glass insert provides access into the reception hallway. The reception hallway has wooden flooring, one light fitting, one double power point, one alarm point, one telephone point and one radiator. A newly fitted modern gas boiler is housed under the stairs.

- Living Room 4.68m x 3.0m

The living room has one window overlooking the front of the property. Features include wooden flooring, one light fitting, one radiator, a marble fireplace with an electric insert and two double power points.



- Kitchen/Dining 4.22m x 3.0m

The kitchen/dining has built-in units at eye and floor level, tile flooring, one window overlooking the rear of the property and a PVC door allowing access out to the rear of the property. Features include tile flooring, two light fittings, three double power points, a stainless steel sink, space for a fridge freezer and space for a oven.



- Main Bathroom 4.85m x 1.4m

The main bathroom is situated on the ground floor and comes with a three piece suite along with a frosted window overlooking the rear of the property. Features include tile flooring, one radiator, two light fittings, a power shower and a towel rail.

- Stairs and landing

The stairs and landing has carpet flooring throughout. The landing has one centre light fitting, a window overlooking the side of the property and a double power point.

- Bedroom 1 3.2m x 5.04m

The main bedroom has one large window overlooking the front of the property. Features include two radiators, wooden flooring, one light fitting, one double power point and a large storage area.



• Bedroom 2 3.24m x 2.44m

Located to the rear of the property, this bedroom has one window overlooking the garden, one light fitting, wooden flooring, one radiator and one double power point.

• Bedroom 3 2.28m x 2.44m

This bedroom has one window overlooking the rear of the property. The room has one light fitting, wooden flooring, one radiator and one double power point.

Features

- 75 Sq. M / 807 Sq. Ft
- BER E1
- Built in the 1940's
- Much sought-after location
- Close to all amenities in Douglas Village
- On a main bus route
- PVC Double glazed windows
- Gas Fired Central Heating - New Boiler recently installed
- Ideal first time

Directions

Please see Eircode T12 A7V7 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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