

For Sale by Private Treaty

CLONARD, MARYBOROUGH AVENUE, DOUGLAS, CORK T12 YK6H



A truly wonderful architecturally designed house built to the very highest standards in 2008. With superb attention to detail, the house is immaculate with south facing light filled rooms and high ceilings to maximise the light. Each room was carefully considered before, during and after construction to ensure perfection. The result is a grand yet intimate home.

Given its location so close to Douglas, it is hard to believe the privacy which has been achieved via magnificent walls boundaries and mature planting. The overall effect bestows tremendous seclusion and peace. This truly is a beautifully presented, graceful family home that has been well cared for by its current owners who are ready to downsize and hand it over to the next worthy owner.

**DETACHED
5 BED / 6 BATH
357 m2 (3,844 ft2)**

BER B2

**Agent: Malcolm Tyrrell
Phone: 087 255 4116**

Viewings Strictly By Appointment


ACCOMMODATION
Ground floor
Entrance Hall (12.0m x 4.0m)

Large double height space with marble flooring

Family Room/Bedroom 5 (4.3m x 3.6m)

Carpet flooring

Ensuite (2.2m x 2.4m)

Fully tiled with Villeroy & Boch Sanitary Ware

Lounge (7.3m x 4.2m)

With carpet flooring, beautiful Chesney fireplace, two full height windows overlooking garden

Dining Room (5.0m x 6.4m)

With walnut flooring, feature Chesney fireplace, glass walls overlooking the garden with double doors leading onto a tranquil paved patio area

Kitchen/Dining/Living Room (4.3m x 11.3m)

With marble flooring, eye and floor level units by House of Coolmore with quality Miele appliances. Hwam wood burning stove

Utility Room (2.3m x 3.5m)

With marble flooring, eye and floor level fitted units, door to side

Guest WC (1.5m x 2.4m)

With marble flooring, with Villeroy & Boch Sanitary Ware

First Floor
Study (5.1m x 4.3m)

With carpet flooring, glass balcony area with south facing views over the garden

Bedroom 1 (4.6m x 4.2m)

With carpet flooring, double doors to balcony area, slide wardrobes

Ensuite (2.5m x 3.7m)

Fully tiled with Villeroy & Boch Sanitary Ware, Jacuzzi bath

Bedroom 2 (4.3m x 4.1m)

With carpet flooring, fitted wardrobes

Ensuite (2.5m x 1.5m)

Fully tiled with Villeroy & Boch Sanitary Ware

Bedroom 3 (4.3m x 4.2m)

With carpet flooring, fitted sliderobes

Ensuite (2.5m x 2.0m)

Fully tiled with Villeroy & Boch Sanitary Ware

Bedroom 4 (4.3m x 4.2m)

With carpet flooring, fitted wardrobes

Ensuite (2.5m x 2.0m)

Fully tiled with Villeroy & Boch Sanitary Ware

In addition to ample first floor storage there are 2 large storage attics
Outside

Cobblelock driveway and seating area to the front with paved patio area and water feature to the rear.

Viewing Strictly By Appointment Only
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Spec

- **Heating System**

Downstairs - Pressurised under floor heating with individual temp zones for each room/area

Upstairs – Pressurised radiator heating with individual temp zones for each room/area

Note 2 separate boilers for efficiency

- **Electrical System**

Niko smart system installed running all electrical light connections

Note – any switch can be programmed to run any group of lights

All rooms fitted with high level of sockets

- **Security System**

6 HIK vision HD infra-red cameras linked to recording system and accessible remotely through phone, laptop etc.

Chubb alarm system with remote monitoring

- **Water System**

High pressurised system fitted to all sinks, showers, baths toilets etc.

Large Hot water storage system with independent electrical immersion

All showers fitted with thermostatic controlled Grohe valves

- **Windows**

High specification Protec imported from Denmark with toughed high efficiency glass



