



# Downey McCarthy

*...the people you can trust*

## 4 Hollyville, Grange, Douglas, Cork



Garry O'Donnell of ERA Downey McCarthy Auctioneers is delighted to present to the market this neatly presented, three bedroom end of terrace property situated in the sought after development of Hollyville, Grange, Douglas. The property benefits from its location close to a host of amenities including a main bus route to Cork city centre and is within easy walking distance of Douglas village. This property is sure to attract interest from first time buyers or investors looking for a secure yield. Viewing highly recommended.



**AMV: €265,000**

**BER C2**

**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

## | FEATURES

- Approx. 80.16 Sq. M. / 863 Sq. Ft.
- Built in 1978
- BER C2
- Rental potential of €1,600 per month
- Gas fired central heating with a new Energy Efficient gas boiler recently installed
- Sought after residential address close to schools, shops, bars, restaurants and a short walk to Douglas village
- Double glazed windows
- Attractive neutral décor throughout
- Three spacious bedrooms
- Superb sunny west facing rear garden
- Future development potential subject to planning permission

## | RECEPTION HALLWAY

4.2m x 1.76m (13'7" x 5'7")

A PVC door with centre and side glass panelling allows access to the reception hallway. The area has attractive décor, tile flooring, one centre light piece, one radiator, under stair storage and two power points.

## | LIVING ROOM

4.4m x 3.04m (14'4" x 9'9")

This superb main living room has a window to the front of the property including a Venetian blind. There is high quality laminate flooring, attractive neutral décor, one centre light piece, one radiator, one thermostat control for the heating and four power points.



## | KITCHEN/DINING

3.56m x 4.95m (11'6" x 16'2")

A bright and spacious open plan kitchen/dining area features modern fitted units at eye and floor level, tile flooring, one window to the rear of the property with a Venetian blind and a PVC door with glass panelling allowing access to the rear garden. The kitchen features a stainless steel bowl and a half sink, integrated oven, hob, extractor fan, plumbing for a washing machine and space for a fridge freezer. The room is finished with attractive neutral décor, offers extensive dining space, two light pieces, one large radiator and eleven power points.



## | STAIRS AND LANDING

The stairs is fitted with carpet flooring while the landing has laminate timber flooring. There is one centre light piece, a hot press area which is shelved for storage and an access hatch to the attic.

## | BEDROOM 1

4.44m x 3m (14'5" x 9'8")

This double bedroom has one window to the front of the property including a Venetian blind. There is laminate timber flooring, attractive décor, one centre light piece, one radiator and for power points.



## | BEDROOM 2

3.6m x 2.64m (11'8" x 8'6")

A generous double bedroom has one window to the rear of the property overlooking the back garden. There is laminate timber flooring, attractive neutral décor, one radiator, one centre light piece, one thermostat control for the heating and four power points.



## | BEDROOM 3

2.64m x 2.33m (8'6" x 7'6")

This spacious single room has one window to the rear of the property including a Venetian blind. There is laminate timber flooring, neutral décor, one centre light piece, one radiator and four power points.

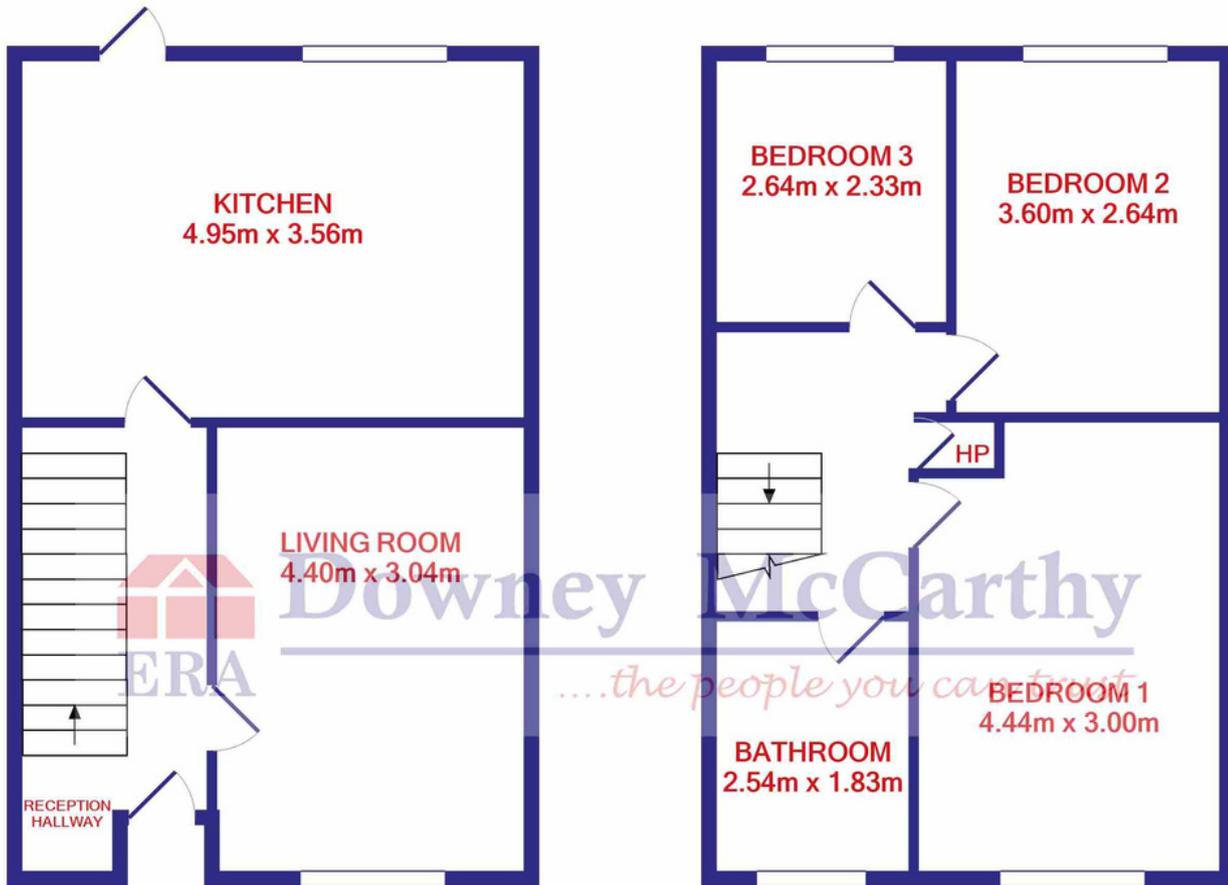


## | BATHROOM

2.54m x 1.83m (8'3" x 6'0")

The family bathroom features a three piece suite including a Mira Elite ST electric shower. There is tile flooring, PVC wall panelling, one window to the front of the property, one centre light piece, one radiator and one wall-mounted light piece.

## | FLOOR PLAN



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 80.2 SQ.M. (863 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2022

## | DIRECTIONS

Please see Eircode T12 C7W1 for directions.



## | ALL ENQUIRIES TO:

**Garry O'Donnell** MIPAV, MMCEPI, TRV

**087 7522244**

**[garry@eracork.ie](mailto:garry@eracork.ie)**



**Downey McCarthy**  
ERA *...the people you can trust*

**Disclaimer:** 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.